



## 32 Ship Street Shoreham-By-Sea BN43 5DH

Weatherills are delighted to present this fabulous and quirky former fisherman's cottage, full of period charm. The property boasts a lovely garden with a workshop and is ideally located close to Shoreham Station and the town's historic centre.



**Offers In The Region Of £400,000 Freehold**

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- AN IMPRESSIVE FORMER FISHERMAN'S COTTAGE
- 2 BEDROOMS AND A LOFT ROOM
- MODERN BATHROOM WITH WHITE SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM
- A KITCHEN
- A LOVELY PATIO GARDEN COMPLETE WITH WORKSHOP

## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

The accommodation briefly comprises: 2 BEDROOMS, LOFT ROOM, A BATHROOM, A LARGE THROUGH LOUNGE/DINING ROOM AND A KITCHEN.

The property features a pretty rear patio garden with a built-in seating area and a WORKSHOP at the end.

The property offers useful storage, gas central heating, and is within walking distance of Shoreham's town centre amenities, including shops, cafés, and restaurants. Local schools, bus services, and Shoreham Station are also easily accessible.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



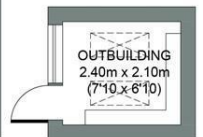
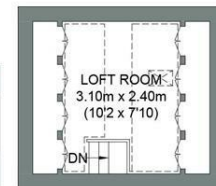
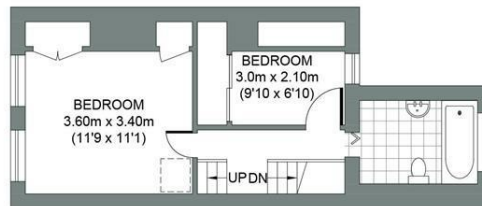
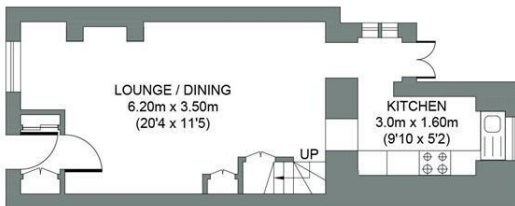
## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
29.42 sq m / 316.67 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
27.34 sq m / 294.28 sq ft

**SECOND FLOOR**  
Approximate Gross Internal Area  
7.44 sq m / 80.08 sq ft

**OUTBUILDING**  
Approximate Gross Internal Area  
5.04 sq m / 54.25 sq ft



SHIP STREET

Total Area (Excluding Outbuilding) : 64.2m<sup>2</sup> = 691.03ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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