



Old Shoreham Road, Shoreham by Sea , BN43 5TF
Offers Over £500,000

Old Shoreham Road, Shoreham, BN43 5TF

A fantastic period feature packed detached 3 bedroom 1930's house with a ground floor rear extension, garage, off street parking and a lovely mature west facing rear garden. Conveniently located close to the river, High Street and Shoreham Station.

The Property

You enter this detached property into the hallway where there are 2 under stairs storage cupboards. The front reception room has an East facing bay window and attractive working open fireplace. The kitchen is located behind the lounge and has space for a kitchen table and there is also a door leading out to the rear porch / boot room and onwards to the rear garden. To the rear of the kitchen there is a ground floor extension which has created a good sized multi use room or 2nd reception.

There is also a bedroom located on the ground floor.

The first floor landing has a side window allowing lots of natural light and a hatch giving access to the loft storage space. There are also 2 double bedrooms, the rear bedroom has 2 doors giving easy access to eaves storage space and has lovely views to the rear over the gardens. The front larger bedroom has a recessed wardrobe space.

Externally there is a mature front garden with pathway leading to the front door. To one side there is a driveway leading to the rear garden which is split into 2 areas by a large tarmacked turning circle and access to the garage with up and over door and side door from the garden. The attractive gardens are West Facing and laid to lawn with lots of mature trees, plants and shrubs offering privacy and is a lovely place to spend a sunny afternoon and evening.

The Location

This property is located on the Old Shoreham Road Shoreham and is only 0.3miles from the high street, half a mile from Shoreham mainline railway station and just along the road you have access to the River Adur pathway where you can take long walks, or cycle towards Steyning and Bramber.

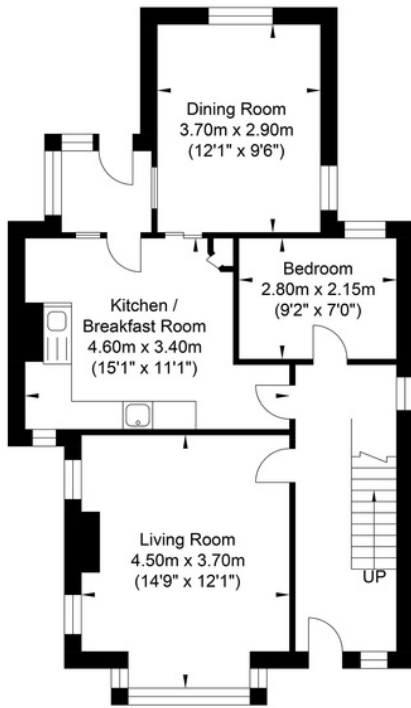
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends. There are also award winning monthly farmers' markets on East Street to explore and enjoy.

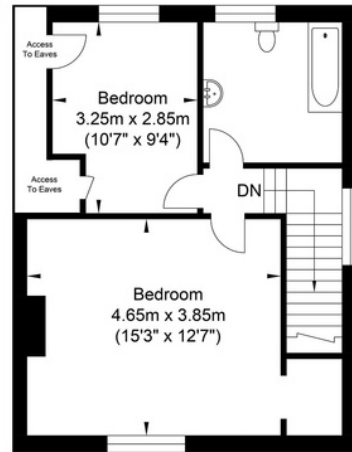
Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with friends and family!



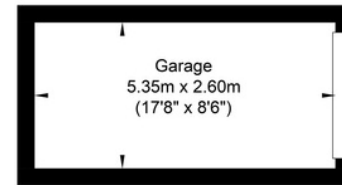
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Ground Floor
Approximate Floor Area
641.74 sq ft
(59.62 sq m)



First Floor
Approximate Floor Area
569.19 sq ft
(52.88 sq m)



Garage
Approximate Floor Area
149.72 sq ft
(13.91 sq m)



Approximate Gross Internal Area = 100.78 sq m / 1084.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure- Freehold	92+	A		
Council Tax Band D	81-91	B		
	69-80	C		77 C
	55-68	D		
	39-54	E	43 E	
	21-38	F		
	1-20	G		



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