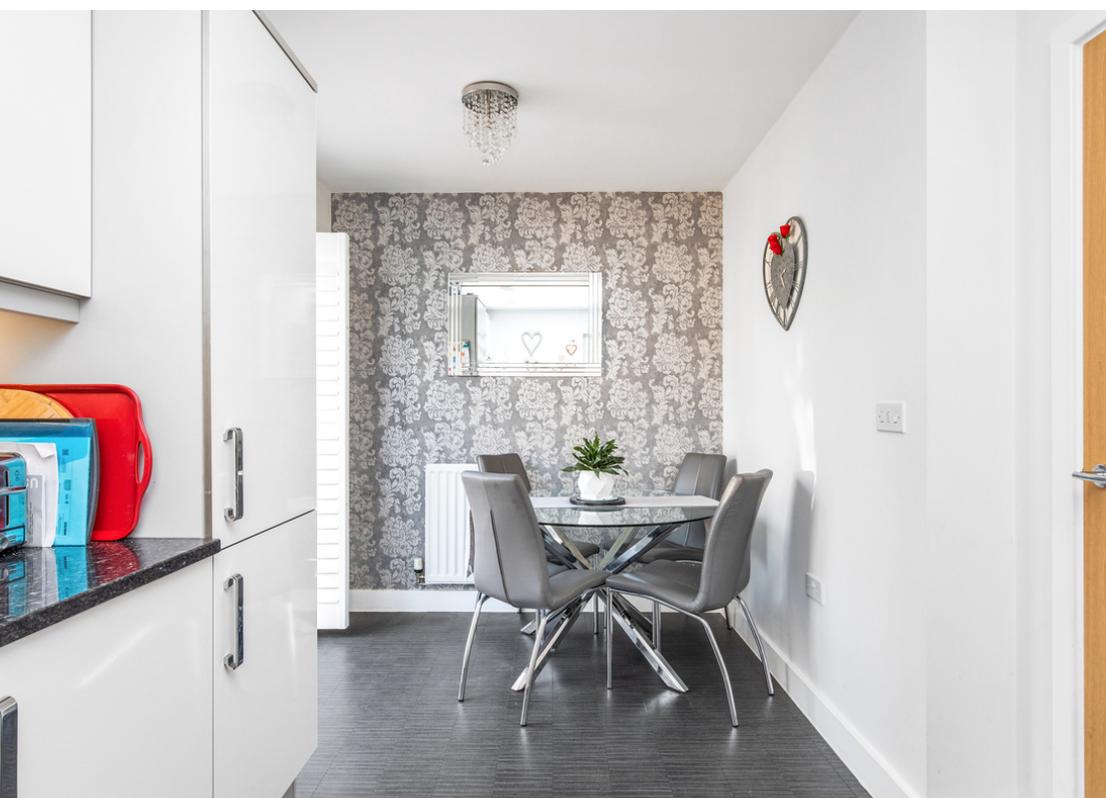




2 CORAL CLOSE, SHOREHAM BY SEA, BN43 6AZ



2 Coral Close Shoreham by Sea BN43 6AZ

Offers in the Region of £550,000

“ An extremely well presented 4 double bedroom 3 storey town house with 2 off street parking spaces ”

EYE FOR DETAIL

This modern end of terrace town house was built as a life long home. It has a good sized entrance hall with solid wood flooring, a fitted storage cupboard and access to a wheelchair accessible ground floor W.C. that can easily be converted in to a shower or wet room. The lounge has double aspect windows solid wood floors and fitted wooden shutters.

The modern fitted kitchen breakfast room has integrated appliances 4 ring gas hob, extractor and space and plumbing for a washing machine as well as granite worktops, under counter and fitted plinth lighting and space for a dining table and chairs.

The first floor has 2 double bedrooms one with fitted wardrobes and the other has double aspect windows allowing lots of natural light. There is also a family bathroom on this floor with "Amtico" flooring. There is access to a large airing cupboard housing the "Megaflo" boiler system.

The 2nd floor has 2 further double bedrooms one being the master bedroom with fitted wardrobe access to a small West facing balcony and an en-suite shower room with fitted double shower cubicle. There is also access to the part boarded and insulated loft from the master bedroom. The other bedroom contains a range "Sharps" fitted wardrobes and drawers and is currently used as a dressing room.

Externally the attractive rear garden is East Aspect but does have an open South aspect also. There is a large composite decked area with fitted deck lights surrounded by a paved patio area and pathway leading to the rear access gate and a large recently fitted timber clad shed with power, light and charging points along with double glazed patio doors. The property also comes with 2 allocated parking spaces.

LOCATION - LOCATION - LOCATION

Coral Close is a quite location in the Southlands hospital development just off the Upper Shoreham Road in Shoreham and just along the road from the Holmbush Shopping Centre and within the catchment area for Shoreham Academy.

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.

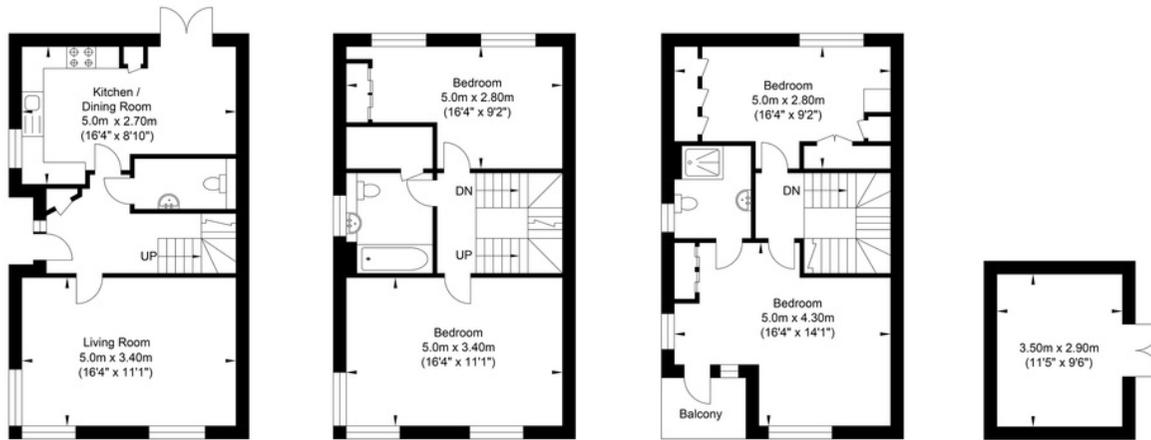
The town centre is home to a number of independent shops and galleries.. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy.

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 the family!





Coral Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
444.22 sq ft
(41.27 sq m)

First Floor
Approximate Floor Area
468.23 sq ft
(43.50 sq m)

Second Floor
Approximate Floor Area
438.73 sq ft
(40.76 sq m)

Outbuilding
Approximate Floor Area
109.25 sq ft
(10.15 sq m)



Approximate Gross Internal Area = 135.68 sq m / 1460.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property information:
Council Tax - Band E
Adur & Worthing District Council
EPC Rating: C

ASK THE OWNER:

Nearest Train Station? Shoreham.

A local walks? The River Walk is beautiful and runs for miles or the Shoreham beach boardwalk.

Local Supermarkets? Little Waitrose, Co-Op, Tesco and M&S at Holmbush.

Local pubs? The Wellie, The Bridge Inn, The Crown & Anchor & Sutlers Yard to name just a few.

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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