

Hyman
Estate & Letting



Hill
Agent

345 Albion Street, Southwick, BN42 4AT

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Offers In Excess of £425,000



Unique opportunity to purchase this detached property with waterfront views



A rare opportunity to acquire this unique 1930's detached character filled residence situated in a convenient level ground location with uninterrupted views of Shoreham Port and the sea beyond.

The construction of this bespoke property was apparently inspired by a house in Lewes, West Sussex which once belonged to Anne of Cleves and boasts accommodation to include; 19'8 dual aspect lounge/diner with feature exposed brick and stone fireplace, separate dining room, extended modern fitted kitchen/breakfast room, a gorgeous double bedroom to the first floor with bay window enjoying stunning open views, a modern fitted shower room and 12' dressing room (or bedroom 3) leading to a delightful master bedroom at the rear.

Externally there is a good sized rear garden that is blocked paved for ease of maintenance with a lovely summerhouse. A private drive affords off road parking for several vehicles and the garage has been converted to provide versatile accommodation including guest room as it benefits from a fitted shower, hand basin and WC.

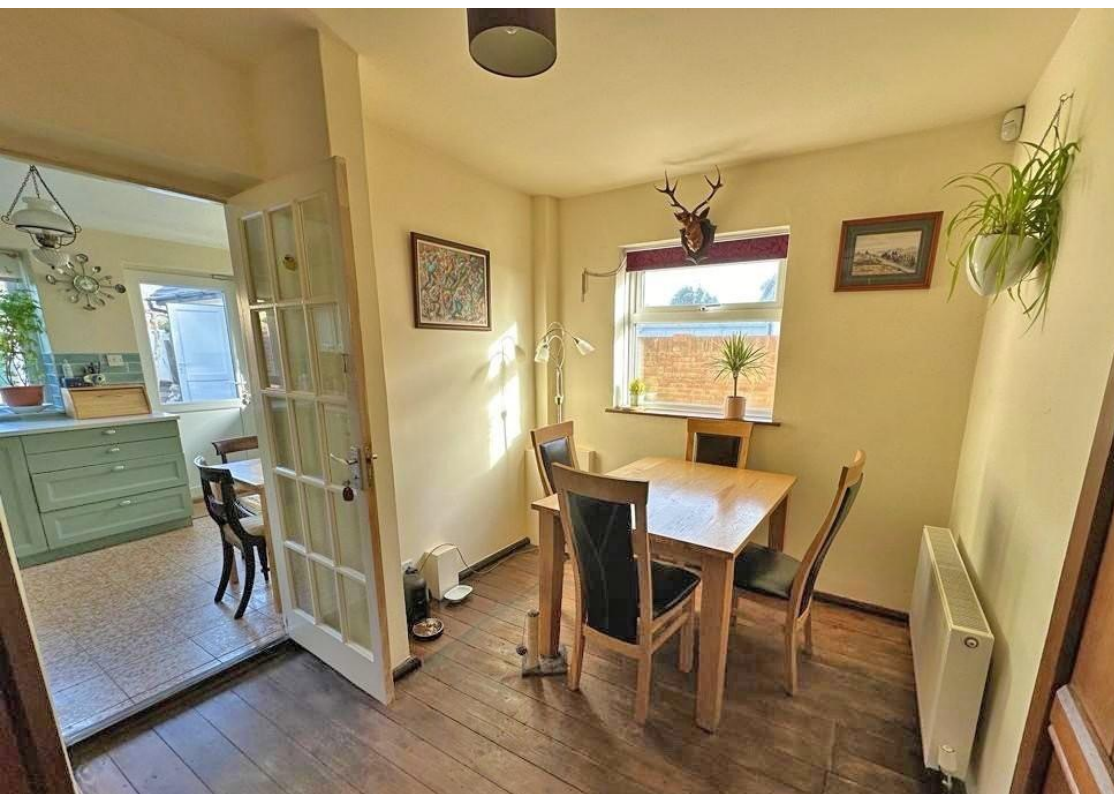
We highly recommend undertaking an internal inspection to fully appreciate the features of this lovely home.

Southwick Square is within easy reach offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches, and bus stops.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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- Unique detached & extended character home
 - 2/3 good sized bedrooms
 - Direct views of Shoreham Port & sea
 - 19'8 dual aspect lounge
 - Separate dining room
 - Modern fitted kitchen & bathroom
 - Private drive to converted garage
 - Waterside location



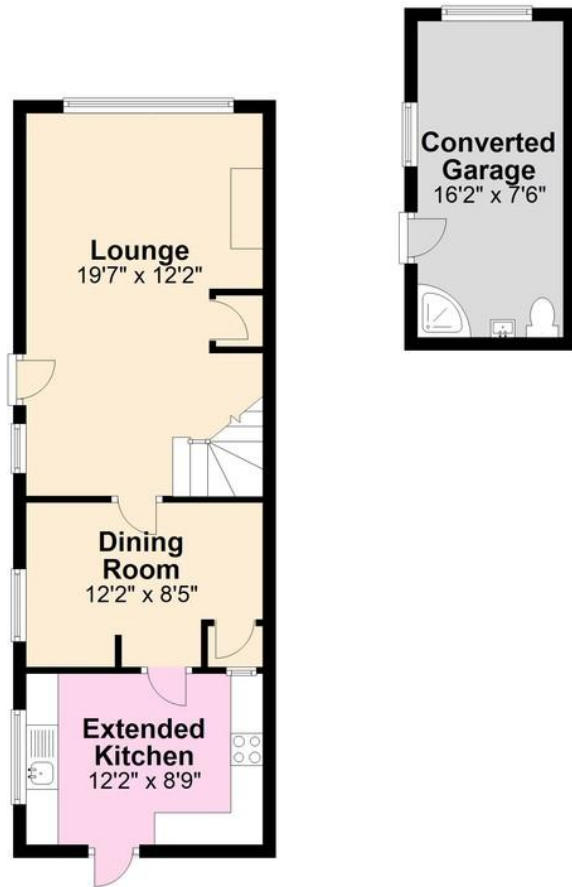








Ground Floor



First Floor



Total area: approx. 1042.7 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D - £2,205.15
Per annum

Tenure: Freehold

Adur District Council



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

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