

6 Amberley Close, Shoreham-by-Sea, West Sussex, BN43 5GY

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### Offers in excess of £650,000



# A lovely four-bedroom detached family home in north Shoreham >>

Hyman Hill is delighted to offer for sale this large FOUR BEDROOM detached family home located in a highly popular NORTH SHOREHAM location.

Being nearly 1600 sq feet this is one of the larger style properties in the Buckingham Farm estate and benefits from having a good-sized SOUTH FACING REAR GARDEN, private drive leading to garage, 25ft kitchen dining room opening onto a SOUTH FACING conservatory, separate lounge, ground floor cloakroom, four first floor bedrooms and family bathroom.

Viewing is must to appreciate the size and condition of this family home.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

- Detached family home
- Four good sized bedrooms
  - Good sized lounge
- Large kitchen dining room

- Conservatory
- Ground floor cloakroom
- Very well presented south facing rear garden
  - Private drive to garage





















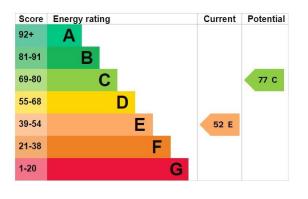


#### **Ground Floor**



#### First Floor





#### **Useful Information**

Council Tax Band: E - £2,823.82

per annum (2024/2025)

Tenure: Freehold

Local Authority: Adur District

Council



Total area: approx. 1597.1 sq. feet

For illustrative purposes only. Not to scale.

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

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