



Connaught Avenue, Shoreham by Sea, West Sussex, BN43 5WJ
Guide Price £600,000

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The Property & Area

WELCOME TO THIS STUNNING 4-BEDROOM, 2 BATHROOM HOUSE LOCATED IN CONNAUGHT AVENUE, IN CENTRAL SHOREHAM.

This spacious semi-detached property is arranged over 3 floors, providing ample living space for the entire family.

As you step inside, you are greeted by a through lounge diner, perfect for entertaining guests or enjoying quality time with your loved ones. The open-plan layout creates a seamless flow, making this area the heart of the home. The additional ground floor rear extension serves as a second reception, giving you the flexibility to utilize the space as a playroom, office, or even a cozy snug.

The property boasts 4 generous double bedrooms, providing peaceful retreats for everyone in the family. With two bathrooms, getting ready in the morning will be a breeze. No more queuing for the shower!

One of the standout features of this property is the garage, which has been expertly converted into a garden studio. Equipped with power and water, this versatile space can be used as a home office, a creative studio, or a private gym. The possibilities are endless.

Step outside into the secluded rear garden, where a large patio and lush green lawn create the perfect outdoor haven. Whether you're hosting a barbecue or simply enjoying a quiet cup of tea, this space is sure to become your favorite spot to unwind and relax.

The location of this property is ideal for commuters, as it is within half a mile of Shoreham Mainline Railway Station. Additionally, the river and downland walks are just a short walk away, offering endless opportunities for exploration and outdoor activities.

Families with children will appreciate the proximity to good local schools, ensuring a quality education for your little ones.

Don't miss out on the opportunity to own this fantastic family home in a sought-after location. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Contact us today to arrange a viewing! 01273 661577
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Connaught Avenue, Shoreham-by-Sea



Oakley

Your Sussex Property Expert

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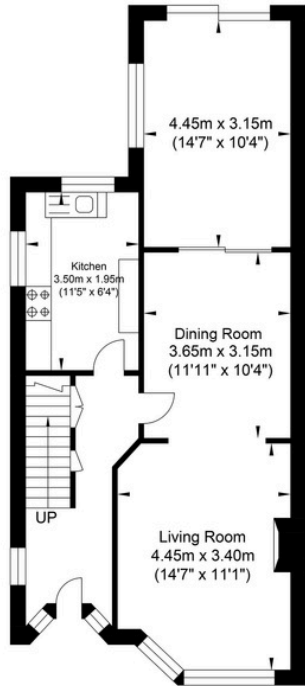
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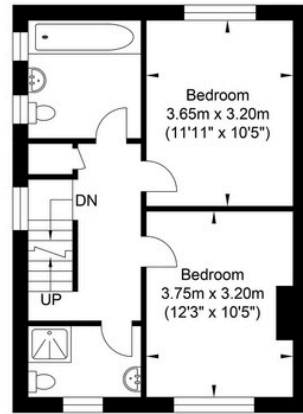


Property Video

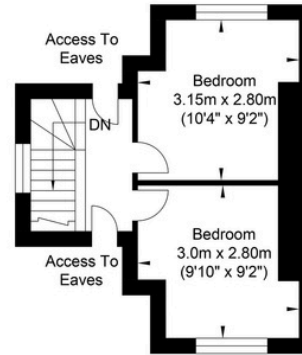
Get in touch to book a viewing or valuation of your own property



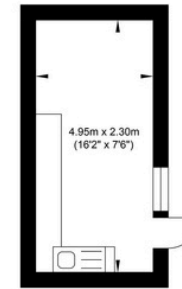
Ground Floor
Approximate Floor Area
599.22 sq ft
(55.67 sq m)



First Floor
Approximate Floor Area
414.19 sq ft
(38.48 sq m)



Second Floor
Approximate Floor Area
259.30 sq ft
(24.09 sq m)



Outbuilding
Approximate Floor Area
122.49 sq ft
(11.38 sq m)



Approximate Gross Internal Area = 129.62 sq m / 1395.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
Council Tax: E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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