



Southdown Road, Shoreham by Sea, West Sussex, BN43 5AL

Asking Price £1,200,000

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The Property & Area

WELCOME TO THIS INCREDIBLE DETACHED FAMILY HOME SITUATED IN SOUTHDOWN ROAD, IN THE HIGHLY SOUGHT-AFTER SHOREHAM-BY-SEA.

This stunning home offers a fantastic opportunity to enjoy spacious and luxurious living in a prime location. With its 5 bedrooms, 2 bathrooms, 2 reception rooms, and exceptional outdoor space, it is ideal for growing families.

The well-designed layout ensures a seamless flow between all the rooms, providing the perfect environment for relaxed family living and entertaining. The heart of this beautiful home is the large open-plan kitchen and dining area which opens onto a large West facing decked area, which is ideal for family gatherings, parties, or just a quiet day in the garden. Accessed via bi-fold doors, this is a fantastic space, which leads to a useful utility area to the side of the kitchen.

The separate lounge to the front of the house is equally impressive, with enough room to be used as a formal lounge, or it could be a superb cinema room. It lends itself to suit your individual needs. The five bedrooms are spacious and bright, allowing each family member to have their own space. 1 of the bedrooms connect to another creating larger space for perhaps a walk in wardrobe, or it could be used as a bedroom for 2 children.

The main bedroom features ample storage and an en-suite bathroom. The property also benefits from a toilet on the ground floor and a shower room on the first floor servicing the bedrooms, ensuring convenience.

The property also benefits from a toilet on the ground floor and a shower room on the first floor servicing the bedrooms, ensuring convenience. As you step outside, you will be greeted by a superb, secluded west-facing garden. This outdoor space offers an abundance of greenery, creating a gorgeous setting where you can relax and unwind.

The garden also features a garden cabin that can be utilised as a home office or a space for hobbies and relaxation, such as a gym. Completing the outdoor space is a large decked area, perfect for al fresco dining and entertaining friends during the summer months.

The garage has been converted to provide storage to the front and the rear section is currently being used a gym but it could quite easily be used as a garage. This outstanding home also benefits from a private driveway, providing secure off-road parking for multiple vehicles. Situated in the heart of Shoreham-By-Sea, this wonderful home offers convenient access to a wide range of amenities.

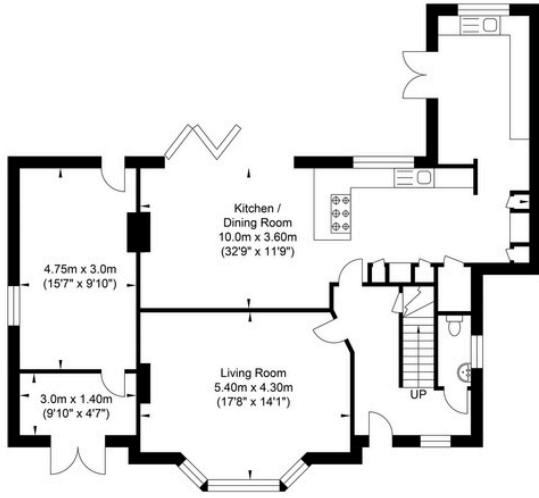
The town centre, with its array of shops, restaurants, and cafes, is just a short distance away, alongside Shoreham's mainline railway station, making it inviting for commuters, or anyone wanting easy access to Brighton and London. The stunning shoreline and picturesque waterfront are also within easy reach, offering brilliant leisurely walks and scenic views.

Contact us today to arrange a viewing.

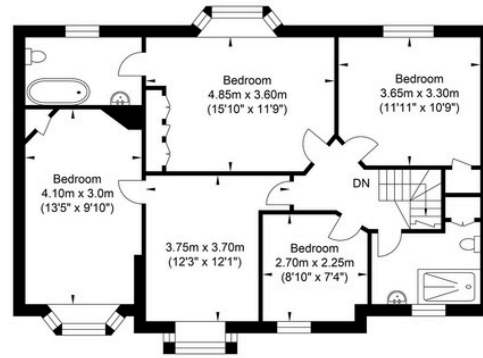
Material Information: Tenure: Freehold / Council Tax: F



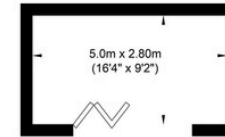
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Ground Floor
Approximate Floor Area
1039.79 sq ft
(96.60 sq m)



First Floor
Approximate Floor Area
889.52 sq ft
(82.64 sq m)



Outbuilding
Approximate Floor Area
150.69 sq ft
(14.0 sq m)



Approximate Gross Internal Area = 193.24 sq m / 2080.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

MATERIAL INFORMATION:
Tenure - Freehold
Council Tax - F

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Oakley

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