



34 St Giles Close, Shoreham by Sea, BN43 6GR
Guide Price £375,000

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The Property & Area

WELCOME TO ST. GILES CLOSE, A DELIGHTFUL RESIDENTIAL AREA IN THE HIGHLY SOUGHT-AFTER SHOREHAM-BY-SEA.

This 3-bedroom terraced house presents an excellent opportunity for families and first-time buyers with its convenient location, spacious interior, and local amenities. Step inside and discover a warm and inviting living space.

The well-designed layout has a spacious lounge area, perfect for relaxing and entertaining. The large windows flood the room with natural light, creating an airy and bright atmosphere.

To the rear of the house is a useful conservatory with double-glazed windows and a polycarbonate style roof. The adjoining kitchen is located to the rear of the house, and a door opens onto the sunny rear garden. Upstairs, you will find three generously sized bedrooms.

The bedrooms provide a flexible space, ideal for accommodating guests, setting up a home office, or creating a playroom. The family bathroom is equally a good size and features a window for ventilation.

Step outside into the beautiful enclosed rear garden. The well-maintained lawn offers ample space for children to play and pets to roam, while the patio area provides the perfect spot for dining and entertaining guests.

The garden is a fantastic extension of the living space. Parking will never be a worry with the private off-street parking space, ensuring convenience and peace of mind. No more struggling to find a parking spot! The location of this property is fantastic. Situated just one mile from Shoreham Railway Station and the town centre, you will enjoy excellent connectivity to Brighton, Worthing, and beyond. The area is renowned for its local schools and nurseries and Buckingham Park and Holmbush Shopping Centre are just moments away, providing easy access to a range of amenities, including supermarkets, shops, and restaurants.

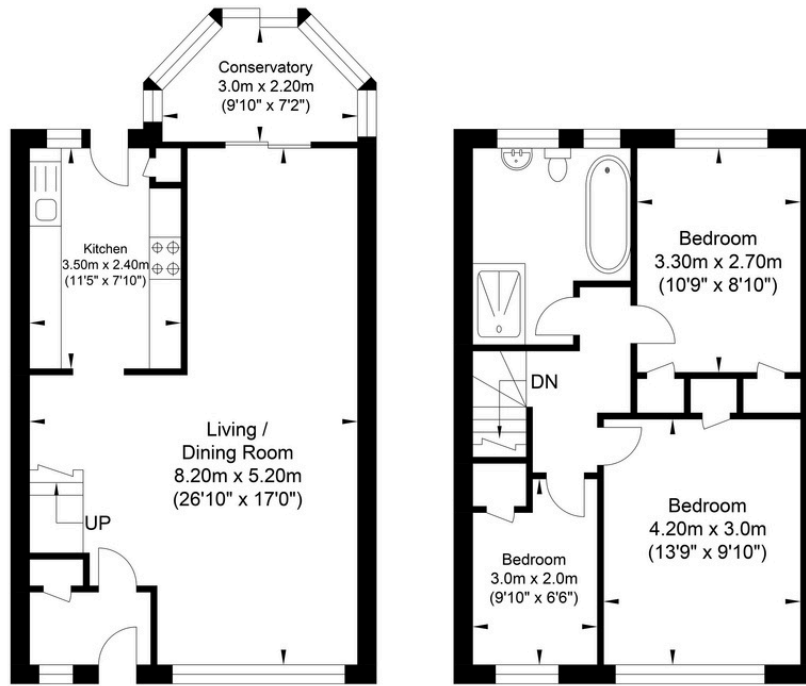
This property is offered to the market with no onward chain, making it an especially attractive proposition. Contact our Shoreham team today to arrange a viewing! 01276 661577

Material Information

Tenure - Freehold
Council Tax - C



St Giles Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
512.68 sq ft
(47.63 sq m)

First Floor
Approximate Floor Area
458.97 sq ft
(42.64 sq m)

Approximate Gross Internal Area = 90.27 sq m / 971.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure - Freehold
Council Tax: C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		31 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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