



35 Falcon Close, Shoreham-By-Sea  
Price guide £650,000



**middletton**  
estates



Porch

Entrance Hall

Living Room  
20'0 x 10'11

Kitchen  
22'1 x 10'8

Bedroom 3  
15'1 x 14'11

Bedroom 4  
14'11 x 10'7

Family Bathroom

First Floor Landing

Bedroom 1  
18'7 x 17'8

Bedroom 2  
18'9 x 16'9

Shower Room

Integral Garage  
17'2 x 8'5

Rear Garden

# IMMACULATELY PRESENTED 4 BEDROOM FAMILY HOME ON SHOREHAM BEACH

4 BEDROOMS, 2 BATHROOMS, 2 RECEPTION ROOMS, WRAP AROUND GARDEN, GARAGE, OFF ROAD PARKING

Price Guide £650,000 - £700,000

Middleton Estates are delighted to offer this impressive 4 double bedroom family home in one of Shoreham's sort after location. Offering versatile living, you enter the property into a grand hallway with doors leading to 2 double bedrooms, immaculate 4 piece family bathroom, spacious and modern kitchen dining room and neutral living room with bi folding doors leading to the outside dining area. The first floor landing is flooded with light and leads to 2 further double bedrooms and a modern shower room. The wrap around low maintenance

garden lays mainly South with the opposite side providing plenty of off road parking and an integral garage. Falling within a 2 minute walk of the beach and walking distance of Shoreham Beach School. Shoreham By Sea offers a range of sought after private and state schooling. Shoreham mainline railways station has direct fast links to London Victoria and London Bridge.





Total Area: 216.4 m<sup>2</sup> ... 2329 ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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"Call us for your free valuation."