



63 Gordon Road, Shoreham-By-Sea ,
Guide price £600,000





Porch

Entrance Hall

Reception Room
15'6 x 11'11

Family Room
12'2 x 9'10

Dining Room
11'6 x 10'5

Kitchen
15'4 x 10'5

Conservatory
25'7 x 7'1

First Floor Landing

Master Bedroom
15'11 x 15'6

Bedroom 2
15'7 x 10'6

Shower Room

Bedroom 3
12'2 x 9'11

Rear Garden

Driveway

Detached Brick Built
Summerhouse/ Office

PERIOD STYLE SEMI DETACHED PROPERTY IN CENTRAL SHOREHAM

3 DOUBLE BEDROOMS, LIVING ROOM, FAMILY ROOM, DINING ROOM, KITCHEN, CONSERVATORY, SHOWER ROOM, REAR GARDEN, DETACHED SUMMER HOUSE/OFFICE, OFF ROAD PARKING

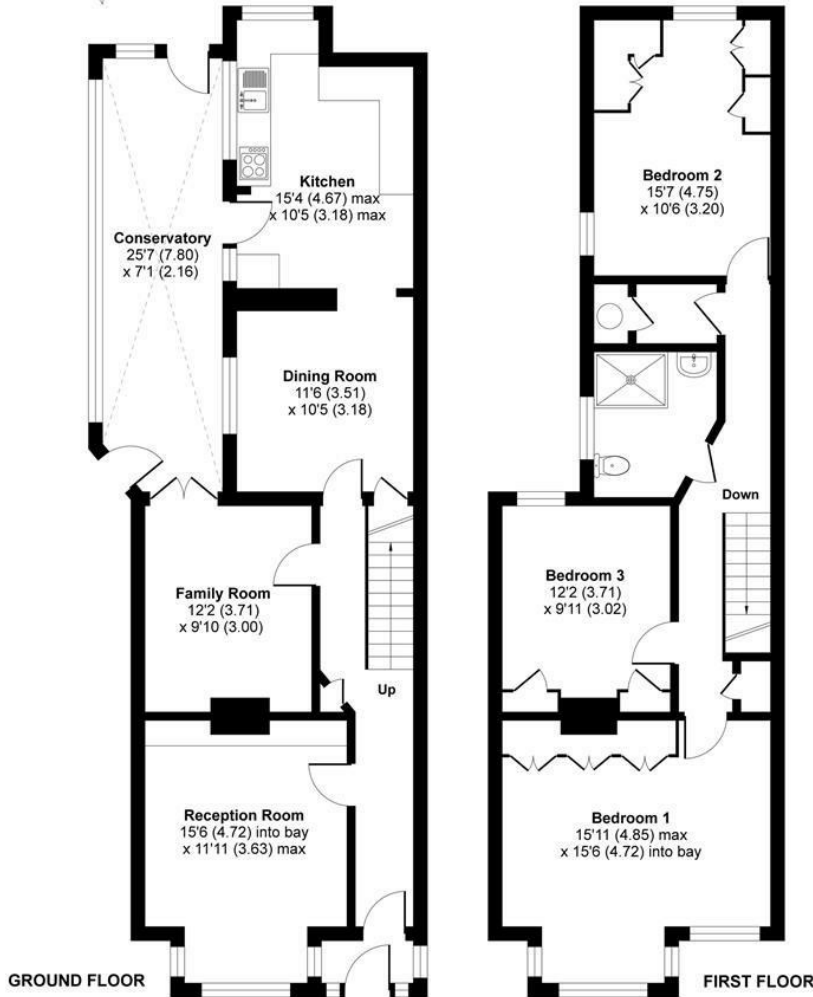
Middleton Estates are delighted to offer this deceptively spacious 3/4 double bedroom period Galt brick house. Located within walking distance of Shoreham mainline Railway Station, reputable local school and Shoreham Town Centre with a wide range of shops, pubs and restaurants. Still boasting a wealth of period features the property is set over 2 floors. The ground floor is arranged as a formal lounge with feature fireplace, family room, dining room, conservatory and a good size kitchen with matching wall and base units. The first floor offers 3 double bedrooms and a shower

room. Outside the front garden has been converted to offer much sought after town centre off road parking. The rear garden is laid mostly to lawn with patio areas. At the rear of the garden there is a brick built summerhouse which is ideal for a home office.



Gordon Road, Shoreham-by-Sea, BN43

Approximate Area = 1641 sq ft / 152 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Middleton and Co Estates Limited. REF: 690412



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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