



**The Lynchetts , Shoreham by Sea, BN43 5GZ**  
Asking Price £350,000

# The Lynchetts, Shoreham by Sea, BN43 5GZ

An extremely well presented 2 bedroom terraced property with the benefit of a good sized West facing rear garden with rear access and a garage located in a nearby compound.

## The Property

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This 2 double bedroom terraced house is accessed via the front door to a porch with space for coats and shoes, this leads through to the well presented lounge with a large window allowing natural light and looks out to the front of the close with the communal green space to the left.

The modern fitted kitchen is accessed off the lounge and has built in modern appliances and plenty of storage cupboards.

Stairs from the lounge take you to the first floor where there are 2 double bedrooms and a modern bathroom as well as access to the loft storage space. Externally there is a well maintained and good sized West Facing rear garden with patio and lawned areas and a gate giving rear access. There is a garage in a nearby compound with up and over door.

## The Location

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The Lynchetts is a quiet Cul-De-Sac with a communal green space located in the popular Buckingham Farm Estate development in North Shoreham. Shoreham railway station is under a mile away to the South and walks on the South Downs are located just to the North.

Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends.

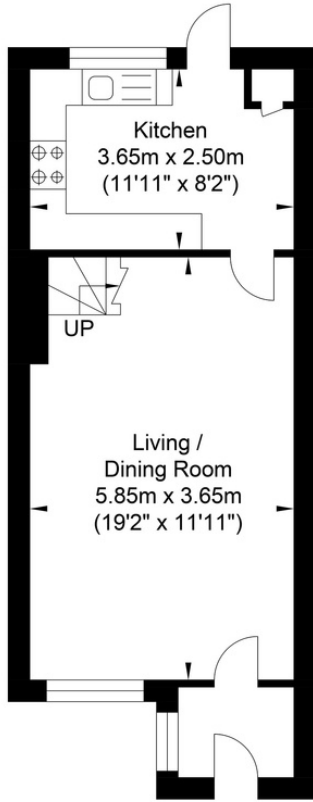
There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with friends and family!



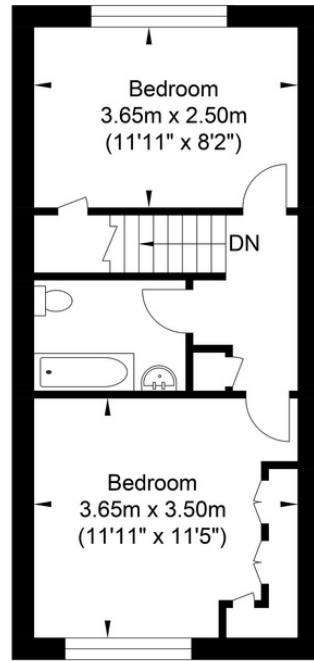




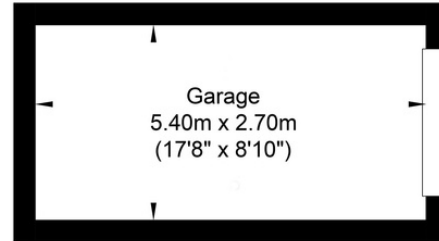
# The Lynchetts, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
355.20 sq ft  
(33.0 sq m)



First Floor  
Approximate Floor Area  
331.95 sq ft  
(30.84 sq m)



Garage  
Approximate Floor Area  
156.93 sq ft  
(14.58 sq m)



Approximate Gross Internal Area = 78.42 sq m / 844.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Property Video

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### Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure - Freehold	92+	A		
Council Tax Band -C	81-91	B		
	69-80	C		
	55-68	D	57   D	80   C
	39-54	E		
	21-38	F		
	1-20	G		



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