



4 Rectory Close, Shoreham, West Sussex, BN43 6EG

Asking Price £460,000

Rectory Close, Shoreham by Sea

“A Chain Free, Semi-Detached Family Home with a Large TRIPLE Garage!”

The Property

This semi-detached family home comes with No Chain and offers bright and airy rooms throughout. The ground floor has a large lounge with a beautiful bay window overlooking the front garden, and close, which opens onto a dining area that can be closed off. The modern fitted kitchen has a door to the garden and the rear of the house has a conservatory.

Upstairs, there is a large window on the landing bringing in lots of natural light and there is a family bathroom with a window and a separate W.C. The front of the house has the main bedroom with large bay window and a double wardrobe. The 2nd bedroom overlooks the rear garden and also has a double wardrobe.

Outside, is a lovely mature garden with a side gate that leads to a large and unique TRIPLE garage, which is the perfect space for a workshop, or general vehicle storage!

The Location

Rectory Close is a lovely address which is close to Kingston Beach, Southwick Tennis Club, the Holmbush Shopping Centre, Southwick Train Station, and its vibrant shopping Square, which also gives you easy access to the A27.

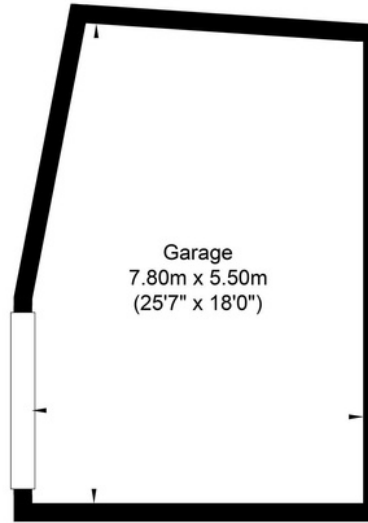
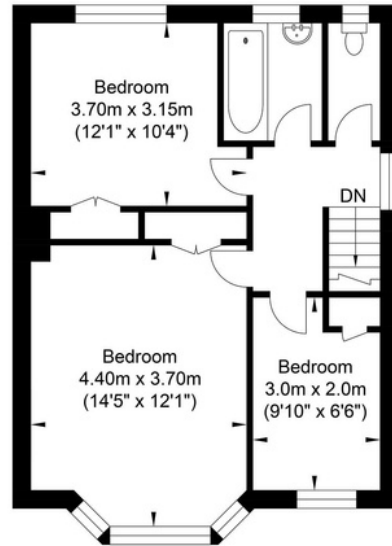
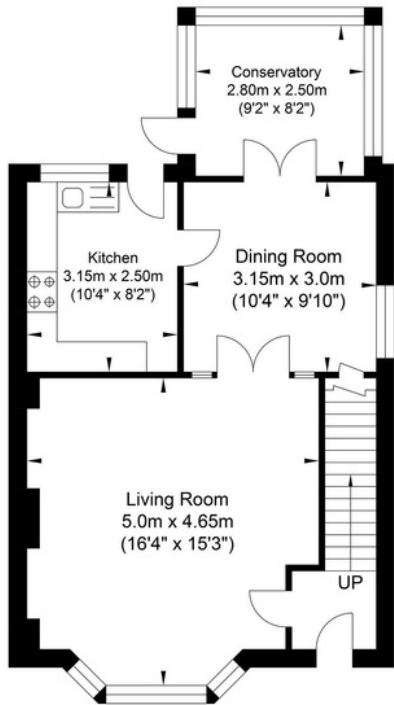
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham & Southwick is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries. 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 at. 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 the family!



Rectory Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
576.83 sq ft
(53.59 sq m)

First Floor
Approximate Floor Area
498.47 sq ft
(46.31 sq m)

Garage
Approximate Floor Area
441.42 sq ft
(41.01 sq m)

Approximate Gross Internal Area = 140.91 sq m / 1516.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Agents Notes

Tenure - Freehold
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
60-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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