



Old Shoreham Road, Shoreham by Sea , BN43 5TF
Guide Price £485,000

Old Shoreham Road, Shoreham, BN43 5TF

Charming 3-Bedroom House with Potential to Update & Extend, Located in Shoreham-By-Sea

If you've been searching for a charming family home in a sought-after location, look no further than this unique extended detached house on Old Shoreham Road in Shoreham. Boasting an abundance of character and potential, this property offers an ideal opportunity for those looking to put their personal touch on their new home.

As you step inside you are greeted by a good sized entrance hall, you'll immediately appreciate the character and warmth of the front reception, where period features and an open fireplace create a cosy ambiance. This room provides the perfect space to relax and unwind after a long day.

The home's second reception, which is cleverly located in an extension to the rear, adds versatile living space and provides ample room for dining, entertaining, or even setting up a home office. With large windows allowing natural light to flood the room.

The property features two well-proportioned bedrooms on the first floor, offering peaceful retreats for both family members and guests. Additionally, a convenient ground floor bedroom/study provides flexibility and can be adapted to suit your needs.

The good-sized kitchen breakfast room is the heart of the home, offering a space to prepare delicious meals and enjoy informal dining. With plenty of storage and workspace.

Step outside into the fantastic mature west-facing rear garden, ideal for those who appreciate outdoor living. Here, you'll find a peaceful oasis where you can unwind, entertain, or let children and pets roam freely. The well-maintained garden offers a variety of plants, flowers, and a pleasant patio area for al fresco dining or simply basking in the sun. There is a large 2nd garden area separate from the garden adjacent to the rear of the property which would be a great wild garden, play area or a good sized allotment.

No need to worry about parking, as this property provides off-street parking to the front, ensuring convenience for both residents and visitors. Additional parking space is available with a garage located at the rear of the property.

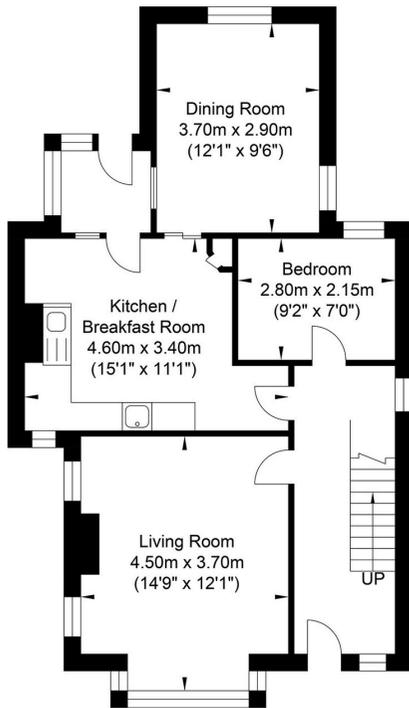
Location is key, and this home does not disappoint. Situated just under half a mile from Shoreham High Street, you'll have easy access to a range of amenities including shops, restaurants, and cafes. Enjoy leisurely strolls along the nearby River Adur, with breathtaking views and picturesque surroundings. For those commuting, both the train station and bus stops are conveniently located within walking distance.

If you're looking to expand or update your new home, this property offers potential for further extension, allowing you to create additional living space or tailor the property to your exact needs.

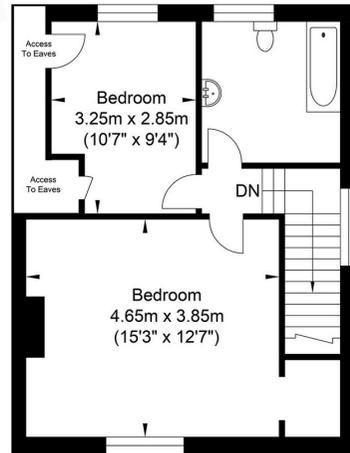
Don't miss out on this opportunity to own a charming property with great potential in a sought-after location. Call now on 01273 661 577 to schedule your viewing and start envisioning the possibilities.



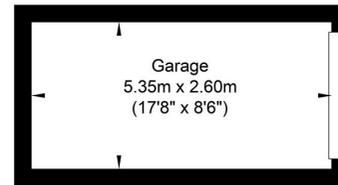
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Ground Floor
Approximate Floor Area
641.74 sq ft
(59.62 sq m)



First Floor
Approximate Floor Area
569.19 sq ft
(52.88 sq m)



Garage
Approximate Floor Area
149.72 sq ft
(13.91 sq m)



Approximate Gross Internal Area = 100.78 sq m / 1084.78 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Notes
Tenure- Freehold
Council Tax Band D



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