



Buckingham Avenue, Shoreham by Sea

Offers Over £800,000



Buckingham Avenue, Shoreham by Sea

The Property

You enter this substantial property in to a large hallway with oak flooring. From the hallway there is access to the ground floor cloakroom. The through lounge diner has feature fireplaces and a lovely large bay window to the front. The dining area leads on to a full width conservatory with access to a utility room which also links back round to the modern fitted kitchen with integrated appliances.

The first floor has 3 double bedrooms, a family bathroom and separate W.C. as well as an en-suite shower room. A lovely sweeping staircase with large feature window lead you to the 2nd floor master bedroom with roof top views over the rear garden and towards the coast. There is access to a large eaves storage space from the bedroom as well as a separate storage cupboard with Velux windows giving natural light.

Externally to the front there is private off street for several cars and private drive that leads to the double length garage with and electric up and over door, mains lighting, power and an inspection pit for all of you budding mechanics.

The rear garden is mainly laid to lawn with a good selection of mature plants trees and shrubs to one side offering privacy. To the rear of the garden there is a large patio to the front of an insulated timber cabin with mains lighting and power. Great for a business, home gym or could be just a fun place for the family to hang out.







Buckingham Avenue, Shoreham by Sea

A substantial and practical and family home located in a quiet, tree lined road a short walk from Shoreham town centre, good schools and mainline railway station.

The Location

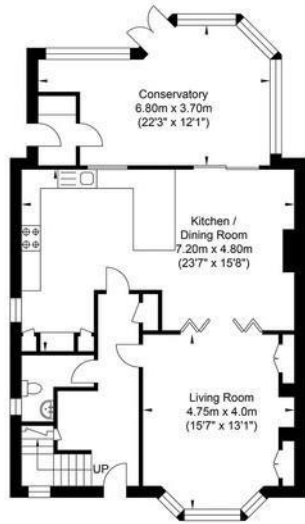
This property is located on a lovely quiet tree lined road just North of the Upper Shoreham Road and is just under a mile from Shoreham mainline railway station. and the town centre.

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.

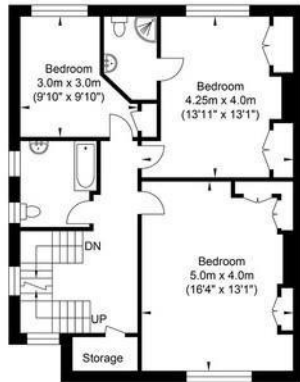
The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also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

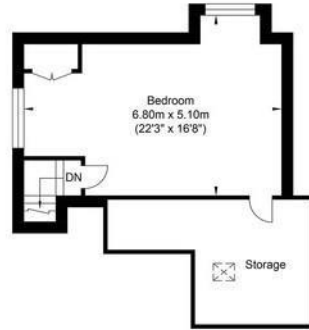
Buckingham Avenue, Shoreham-by-Sea



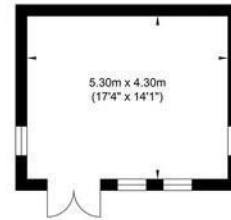
Ground Floor
Approximate Floor Area
875.75 sq ft
(81.36 sq m)



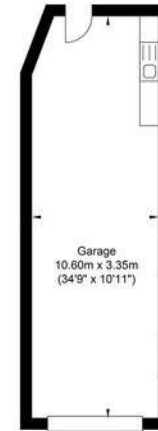
First Floor
Approximate Floor Area
690.18 sq ft
(64.12 sq m)



Second Floor
Approximate Floor Area
434.64 sq ft
(40.38 sq m)



Outbuilding
Approximate Floor Area
245.30 sq ft
(22.79 sq m)



Garage
Approximate Floor Area
377.38 sq ft
(35.06 sq m)

Approximate Gross Internal Area = 243.71 sq m / 2623.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure Freehold
Council Tax Band - E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



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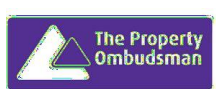
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