



**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.

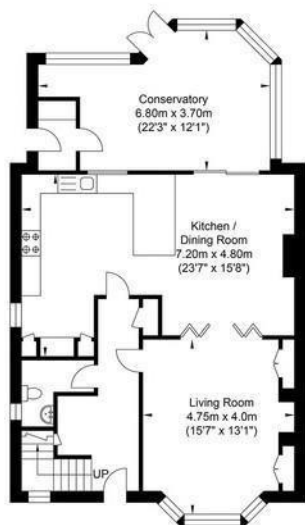
The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also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

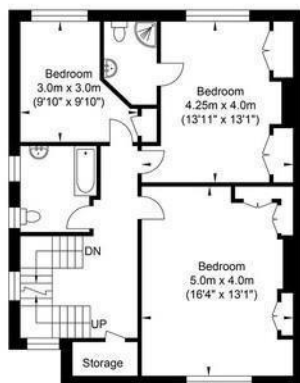




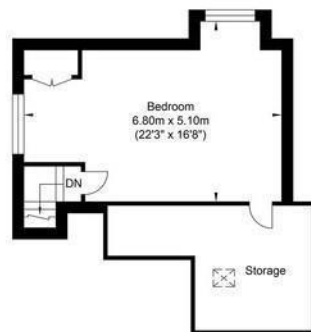
# Buckingham Avenue, Shoreham-by-Sea



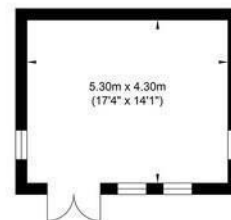
Ground Floor  
Approximate Floor Area  
875.75 sq ft  
(81.36 sq m)



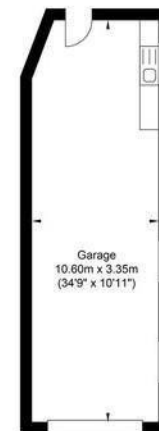
First Floor  
Approximate Floor Area  
690.18 sq ft  
(64.12 sq m)



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.



## Oakley

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577  
6 Brunswick Road, Shoreham BN43 5WB  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

We also have offices in:  
Lewes  
Brighton & Hove



Click to watch our property video

Get in touch to book a viewing or valuation of  
your own property

### Energy Performance Certificate

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

Agents Notes  
Tenure Freehold  
Council Tax Band - E



Please note:  
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

