



Mulberry Close, Shoreham-By-Sea, BN43 6TF
Offers Over £500,000



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- Detached 3 Bedroom Bungalow
- In Need of complete Renovation Throughout
- Huge potential to Extend and Improve
- Sought After Cul-De-Sac Location
- Off Street Parking for 3 Cars
- Garage (In need of repair)
- Mature Rear Garden
- No Onward Chain



Tel: 01273 661577

The Property

Mulberry Close is a 2-bedroom detached bungalow in need of complete refurbishment throughout. The property has off-street parking for several cars, a garage, and a conservatory that runs across the rear of the property.

The interior of the property is dated and in need of updating. The lounge is located at the front of the property and is a good size with double aspect allowing lots of natural light. The kitchen is a good size and would benefit from a refit but the shower room is in fairly good, clean and tidy condition. The bedrooms are both a good size, but they could benefit from some new carpets and paint, both have fitted wardrobes and storage.

The exterior of the property is in good condition. The rear garden is a good size and has some nice mature trees and shrubs as well as side access back to the front of the property and rear access to the garage and workshop.

This property would be a good opportunity for someone who is looking for a project to renovate and is in a very sought after location and it has the potential to be a lovely home for someone.

The Location

Mulberry Close is a sort after residential cul-de-sac that is conveniently located just North of the Old Shoreham Road and just along the road from the Holmbush Shopping centre and Wadurs swimming pool. Southwick Green and is within easy reach of Southwick Square. This property is within the catchment area of Shoreham Academy secondary school as well as being close to Shoreham College, a well respected private school.

Surrounded by the coast, the Adur Valley and the South Downs, Southwick is the ideal location for those wanting the seaside / town experience but also wanting easy access to Brighton, Worthing & London from Southwick railway Station which is just down the road. Southwick beach with its lighthouse and access through the lock gates to the sea is also a short walk or cycle away.

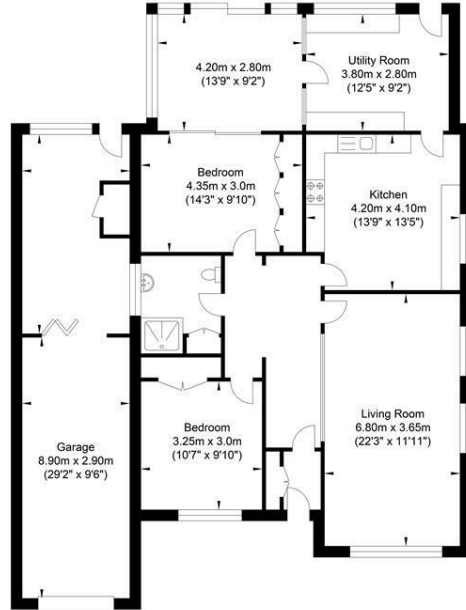
Southwick Square is home to a number of independent shops such as the butchers, green grocers and hardware store as well as various deli's cafes a bakery and a lovely Italian restaurant. Larger stores such as M&S, Next and Tesco Extra can be found at the Holmbush Shopping Centre.

Shoreham is within easy reach along the coast with it's award winning monthly farmers' markets on East Street and independent shops to explore and enjoy. Over on to \Shoreham 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!



Floor Plan

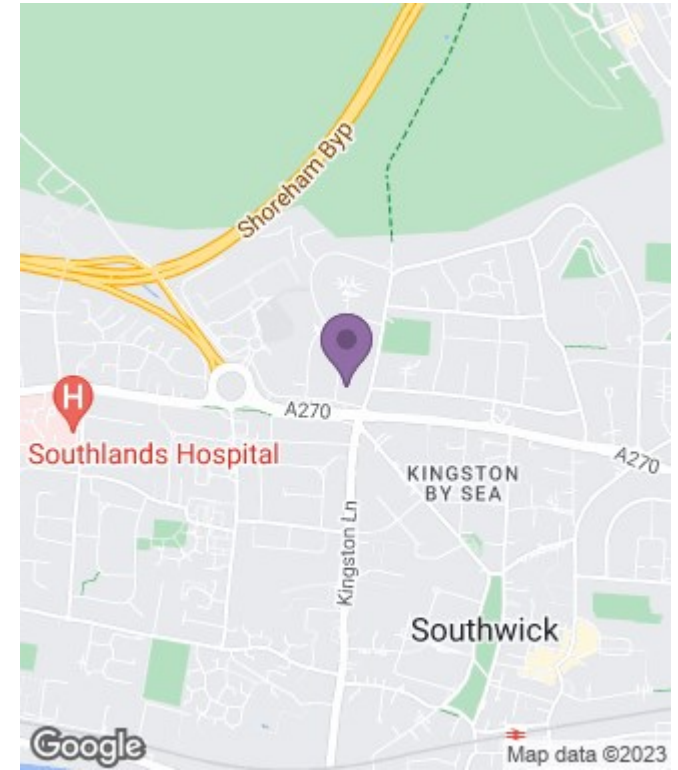
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Approximate Floor Area
 1672.49 sq ft
 (155.38 sq m)

Approximate Gross Internal Area = 155.38 sq m / 1672.49 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	England & Wales
		82	EU Directive 2002/91/EC

Agents Notes

Tenure Freehold
 Council Tax Band E

Brighton & Hove City Office
 Residential Sales & New Homes

T 01273 688881
 E brighton@oakleyproperty.com

Shoreham-by-Sea Office
 Residential Sales,
 Lettings & New Homes

T 01273 661577
 E shoreham@oakleyproperty.com

Lewes Town & Country Office
 Residential Sales,
 Lettings and New Homes

T 01273 487444
 E lewes@oakleyproperty.com

The London Office
 Residential Sales

T 020 839 0388
 E enquiries@tlo.co.uk

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