



38 Nursery Close Shoreham by Sea BN43 6GJ
Asking Price £425,000

Nursery Close, Shoreham by Sea, BN43 6GJ

An Extended 3 Bedroom semi detached bungalow in a popular cul-de-sac on level ground benefiting from a private drive and garage The property does require some updating throughout but just needs cosmetic updating to create a lovely home here.

The Property

This extended semi detached bungalow has a large lounge diner with access to the rear garden via sliding patio doors. There are 3 good sized bedrooms, a shower room and kitchen.

Externally to the front there is a private drive giving off street parking for 3 cars leading to a detached garage with up and over door and side door access from the rear garden.

The rear garden is West facing with a large patio adjacent to the rear of the property leading to a lawned area.

There is tremendous scope to extend in to the loft or the rear ground floor to create a large family property STNPC.

The Location

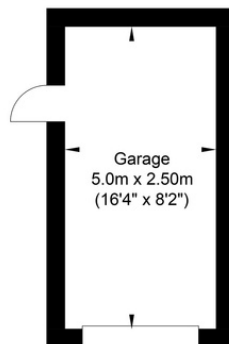
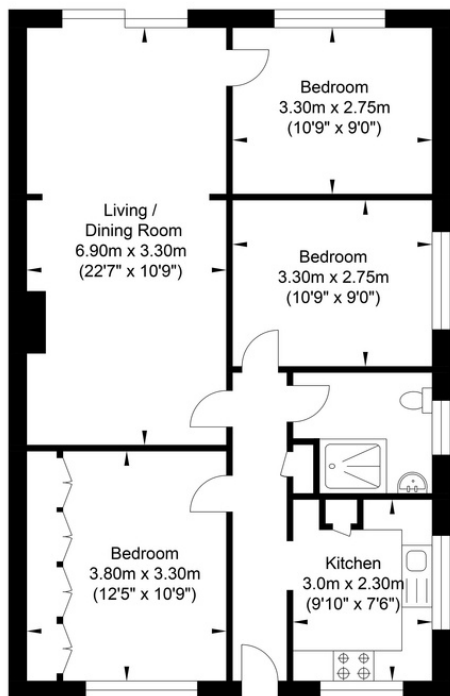
Nursery Close is a quiet Cul-de-sac that leads off of Crown Road, it is a popular road located just under a mile from Shoreham mainline railway station and the town centre, the property is on level ground and is close to a local bus route which is just round the corner along with a small parade of local shops and takeaways.

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.



Nursery Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
778.87 sq ft
(72.36 sq m)

Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Approximate Gross Internal Area = 84.86 sq m / 913.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure -Freehold
Council Tax Band C



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