



New Barn Close, Shoreham-By-Sea, BN43 6HJ

Asking Price £425,000



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- 3 Bedroom Semi Detached Bungalow
- Garage
- Gardens to 2 Sides
- Potential to Extend STNPC
- EPC D
- Elevated Southerly Views to the Coast
- Private Off Street Parking
- In Need of Some Updating Throughout
- No Onward Chain



Tel: 01273 661577

The Property

A wonderful opportunity to buy a three bedroom detached bungalow with sea views in a quiet cul de sac location and is offered for sale with no forward chain.

The property has three good sized bedrooms, one of which is currently being used as a separate dining room. There are wonderful elevated sea views from the living room and front bedroom. Through the kitchen and the conservatory is the multi aspect rear garden, again with sea views laid to areas of patio and lawn, with a green house, outside storage shed and summer house. Adjacent to the bungalow there is a garage and driveway allowing off street parking for 2 cars with a path through a rose arched gate leading up to the front door. The attractive front garden has various mature trees plants and shrubs and has steps that lead up to the front door. The property would benefit from some modernisation and updating throughout and has potential to extend further in to the loft space STNPC.

The Location

New Barn Close is located in a small cul-de-sac location just North of Southlands Hospital and adjacent to the Eastern end of Downside, the property is within the catchment area for Shoreham Academy secondary school. The property is unaffected by the Shoreham by-pass which is at a lower elevation on the other side of the hill to the north.

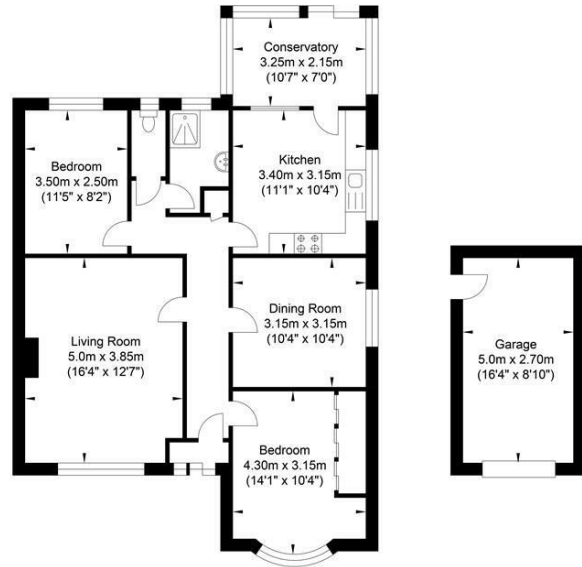
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

Shoreham town centre is home to a number of independent shops and galleries.. 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!



Floor Plan

New Barn Close, Shoreham-by-Sea

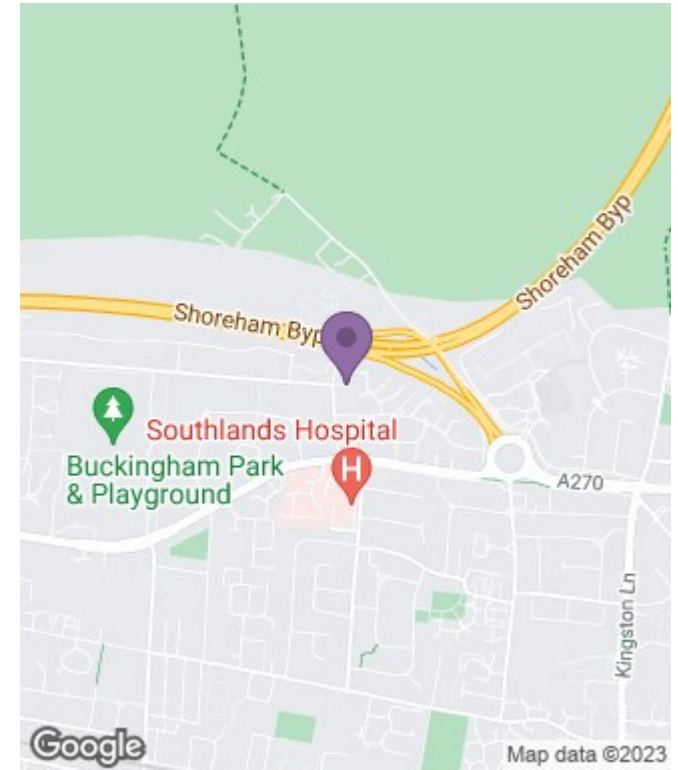


Ground Floor
Approximate Floor Area
919.34 sq ft
(85.41 sq m)

Garage
Approximate Floor Area
145.31 sq ft
(13.50 sq m)

Approximate Gross Internal Area = 98.91 sq m / 1064.65 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	85	England & Wales
			EU Directive 2002/91/EC
		55	

Agents Notes

Tenure Freehold
Council Tax Band D

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