



Connaught Avenue, Shoreham by Sea, West Sussex, BN43

Asking Price £675,000



Connaught Avenue, Shoreham by Sea West Sussex

The Property

This extensively extended family home offers a huge amount of living space. The entrance porch takes you through to a large entrance hallway with under stairs storage cupboards. There is a door to a modern fitted shower room & W.C.

To the front of the property is the front reception room with an attractive fitted wood burner and from the hallway a door leads through to a large extended kitchen breakfast room with space for appliances and has a fitted range cooker, there are double patio doors leading out to the rear garden. The kitchen leads round to a garden room area that also has double doors to the rear garden, behind that opens through to a 2nd cosy rear reception room with the original working open fireplace.

On the first floor there are 2 double bedrooms and a family bathroom and on the first floor landing there is an open space that can be used as a home office or hobby space. The stairs to the 2nd floor lead up to a double bedroom with an en suite shower room and W.C.

Externally to the front there is off street parking for 2 -3 cars and attractive planted area to one corner and a timber storage shed. To the rear the South West facing Garden is mainly laid to lawn with various fruit trees plants and shrubs, to the rear of the large garden there is mains electricity and water, a timber shed and access to the garage with light and power, there is a rear access lane leading to the garage with additional parking in front plus a hard standing giving further parking for 2 cars or a large camper van or mobile home.

The property also benefits from 14 solar panels giving the current owners cheaper bills and a feed in tariff which the new owner would benefit from.

This is a fantastic light and spacious property on a large plot located in a very popular part of Shoreham close to the town centre.







Connaught Avenue, Shoreham by Sea West Sussex

A large, 1,800 sq.ft Extended Family Home Located
Only Half a Mile from Shoreham Mainline Railway
Station.

The Location

Conveniently located under half a mile away from Shoreham mainline railway station giving direct access to London Victoria and within the catchment of Swiss Garden Primary School as well as other local primary schools. This property is a short walk from Shoreham Town Centre with its local amenities as well as the shops cafes and bars. Access to the River is one road away giving access to the South Downs where you can enjoy long walks or bike rides as well as paddle boarding or kayaking on the river itself.

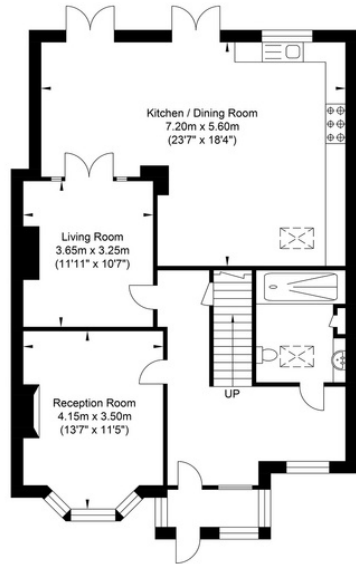
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

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.

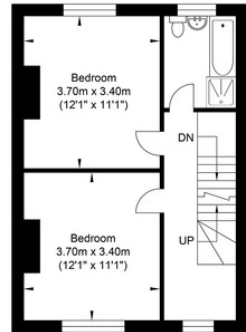
Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



Connaught Avenue, Shoreham-by-Sea



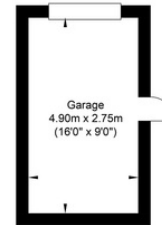
Ground Floor
Approximate Floor Area
966.38 sq ft
(89.78 sq m)



First Floor
Approximate Floor Area
434.32 sq ft
(40.35 sq m)



Second Floor
Approximate Floor Area
253.92 sq ft
(23.59 sq m)



Garage
Approximate Floor Area
145.09 sq ft
(13.48 sq m)



Approximate Gross Internal Area = 167.20 sq m / 1799.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

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Agents Notes
Tenure - Freehold
Council Tax Band D

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		
		83 B	83 B



Please note:

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