



**River Close, Shoreham by Sea, West Sussex, BN43 5YF**

Asking Price £760,000



## 21 River Close, Shoreham Beach West Sussex

- A superb 2,000 sq.ft family home close to Shoreham Beach
- Unique & Contemporary Extension, designed by a local architect.
- 4 Bedrooms, with potential for an office.
- Incredible 8.35m x 4.65m Garage
- Bathroom & Shower Room
- Open Family Living Spaces
- Off Road Parking
- Secluded & well-established Garden, with a hot tub!

### The Property

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This is a unique 4-bedroom family home located just a few hundred yards from Shoreham Beach offering versatile accommodation.

The superb and contemporary extension, has been thoughtfully designed and seamlessly integrates with the original house. It has been added to maximize space and create the perfect indoor/outdoor lifestyle and also comes with a shower room. The extension serves as a second lounge or entertainment area, flooded with natural light thanks to the floor to ceiling sliding doors.

The kitchen is modern with a lovely dining area opening onto the garden and the lounge has a working fire, ideal for cosy nights in. The layout works perfectly for a growing family and the 8.35m x 4.65m garage with electric door is a magnificent space that has a separate utility room to the rear.

Outside, there is a private driveway for off-road parking.







## River Close, Shoreham Beach West Sussex

"A large and unique, 2,000 sq.ft Extended Family Home just a few hundred yards from Shoreham Beach."

### The Location

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Shoreham is the perfect place to appreciate all the location has to offer. Positioned between the coastline and South Downs National Park, the town centre has some amazing independent retailers and restaurants.

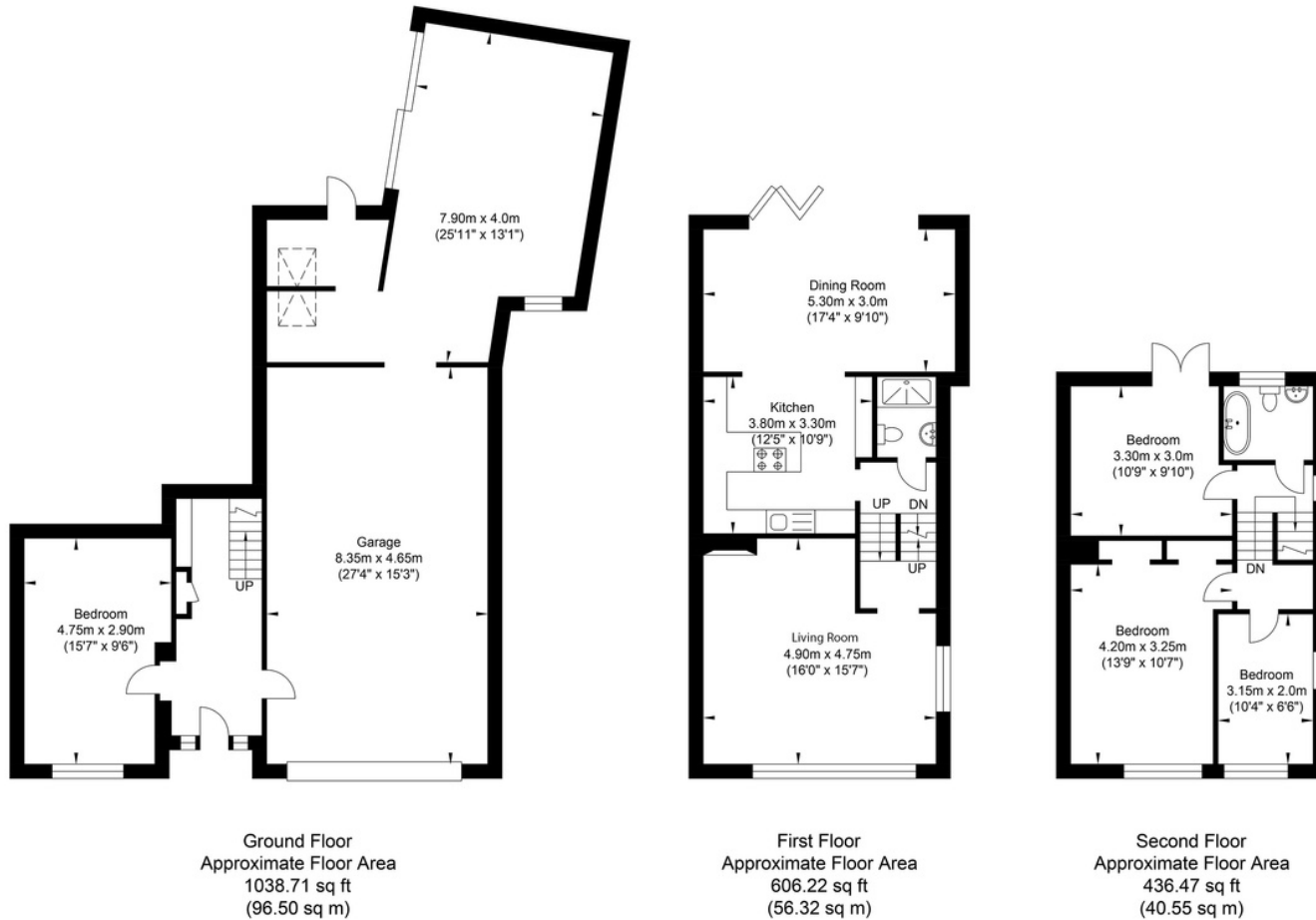
Shoreham has well-connected transport links to Brighton, London and Worthing and the beach is a secluded oasis with a wonderful setting, giving easy access for wild water swimming, paddle boarding, kite surfing and Shoreham Sailing Club is located nearby. This is undoubtedly a place connecting you with nature.

From walking and cycling on the local paths and river bank to a variety of water sports. Locally, whether it's a trip to the Ropetackle Arts Centre, or the Duke of Wellington pub to sample the local music scene, there is always something to immerse yourself in.

Shoreham is ideal for a multitude of lifestyles, offering the very best of coastal and countryside living. There's so much to do.



# River Close, Shoreham-by-Sea



Approximate Gross Internal Area = 193.37 sq m / 2081.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure Leasehold - Freehold  
Council Tax Band D  
Please note that the images are from the show home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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