



Oakley

Your Sussex Property Expert



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Hardy Close, Shoreham-By-Sea, BN43 5SA



Asking Price £500,000



- 3 Bedroom House
- Close to Foreshore Beach & Ferry Road Shops
- Great Order Throughout
- Garage & Off Street Parking
- No Onward Chain
- Popular Cul-de-Sac
- Short Walk to the Footbridge
- Private Rear Garden with Rear Access
- South Facing Roof Terrace with Sea Views



The Property

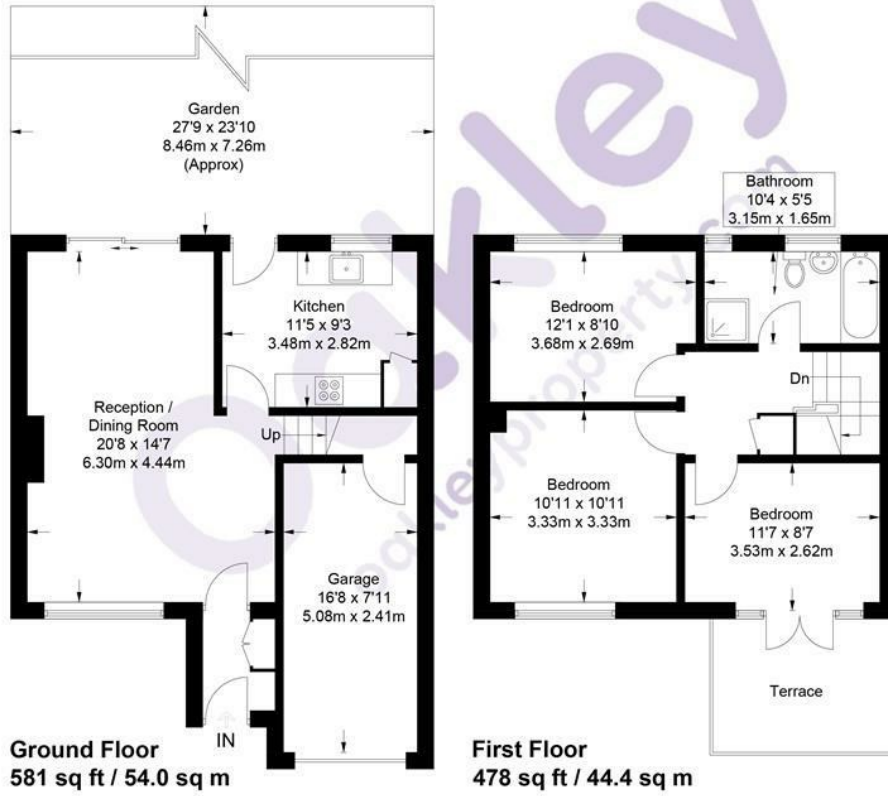
An extremely well presented 3 bedroom property with a light and spacious open living dining space, modern fitted kitchen and garage to the ground floor. There are 3 bedrooms and a family bathroom to the first floor where you also have access to a South facing roof terrace with sea views from one of the bedrooms. There is also an attractive private garden with a rear access gate and off street parking for 2 cars to the front of the property.

The Location

Hardy Close is located on Shoreham Beach in an ideal location for water sports enthusiasts being under 100 metres from the beach itself. The footbridge over the River Adur to the High Street is a short walk away giving access to the town centre shops, bars and restaurants, as well as the library and doctors surgery. Shoreham mainline railway station is located around within around 0.5 of a mile, giving direct access to London Victoria & Gatwick Airport. In recent years Shoreham Beach has become quite the Sussex property hotspot and is not one to be missed with various new homes being built as well as offering a fantastic lifestyle.

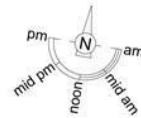


Floor Plan



Approximate Gross Internal Area = 1059 sq ft / 98.4 sq m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022





Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Agents Notes

Tenure Freehold
 Council Tax Band D
 2022 - 2023 - Council Tax - £2,105.75

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