



**Chiltern Close, Shoreham by Sea, BN43 6LE**

Asking Price £400,000



# Chiltern Close

## Shoreham by Sea

- Extended 3 bedroom Terraced House
- West Facing Rear Garden with Rear Access
- Garage in Nearby Compound
- GF Shower Room & W.C.
- FF Family Bathroom
- Modern Fitted Kitchen
- Popular Cul-De-Sac Location
- Shoreham Academy Catchment
- Fantastic Order Throughout

### The Property

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This beautifully presented and extended terraced property is offered for sale in good decorative order throughout. You enter into the hallway where there is a door giving access to the modern ground floor shower room & W.C.

There is a large East aspect lounge that leads through to a separate dining area and then onwards to a modern fitted kitchen with integrated appliances, there is a door from the kitchen leading out to the rear garden

Stairs from the hallway lead to the first floor where there are 3 bedrooms, 2 doubles and a single. There is also a good sized fitted family bathroom.

Externally the property benefits from a West facing rear garden with a patio immediately adjacent to the rear of the property with a timber storage shed to one side. The garden is mainly laid to lawn with further patio area to the far side of the garden. There is a gate giving rear access so no need to take items through the house and a garage with up and over door is located in a nearby compound.







## The Marlinspike, Shoreham Beach Shoreham by Sea

An Extended 3 Bedroom Terraced House with GF Shower Room, Family Bathroom, Garage and West Garden.

### The Location

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Chiltern Close is a popular cul-de-sac located to the southern end of Stoney Lane being within the catchment for Shoreham academy secondary school and is located a short walk away. There is easy access to the Holmbush shopping centre to the North, Southwick Square and station to the East. Shoreham Town centre and mainline railway station is to the West and is only 1.4 miles away.

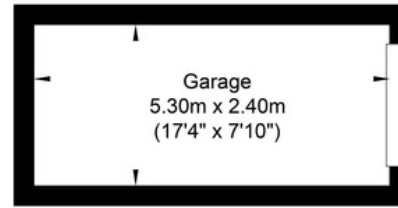
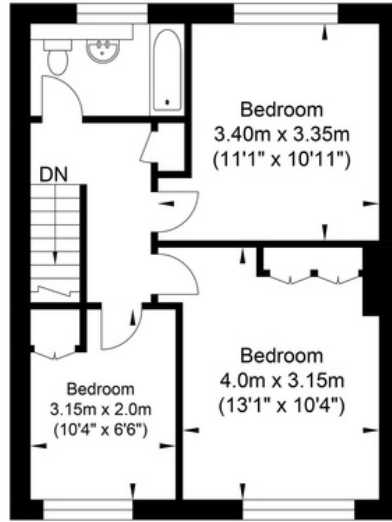
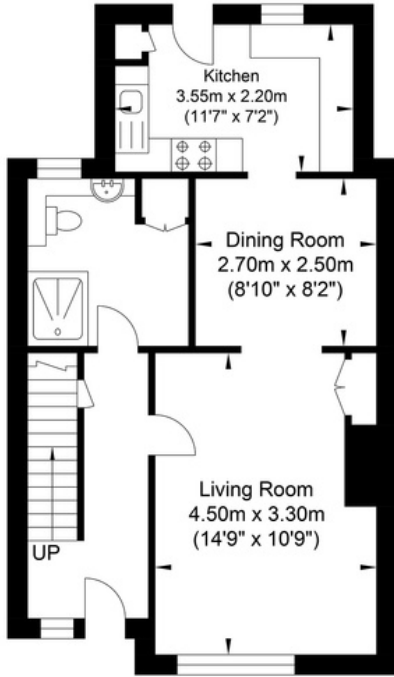
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

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!

# Chiltern Close, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
474.25 sq ft  
(44.06 sq m)

First Floor  
Approximate Floor Area  
397.40 sq ft  
(36.92 sq m)

Garage  
Approximate Floor Area  
136.91 sq ft  
(12.72 sq m)

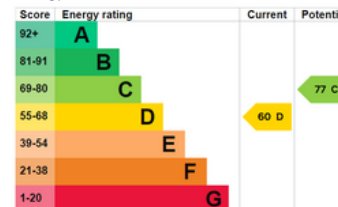


Approximate Gross Internal Area = 93.70 sq m / 1008.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes  
Tenure Freehold  
Council Tax Band C

### Energy Performance Certificate



## Oakley

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