



Middle Road, Shoreham-By-Sea, BN43 6LL  
Offers Over £400,000



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- Detached Bungalow
- Level Rear Garden
- 2nd Kitchen offering potential rental income
- Good Sized Kitchen overlooking the garden
- Ample Off Road Parking
- 2 Bedrooms
- Modern Shower Room
- Council Tax: Band C



Tel: 01273 661577

## The Property

A versatile and detached bungalow offering a level rear garden and ample off road parking. The garage has been converted into a 2nd kitchen area positioned off the 2nd bedroom, also providing a 2nd second shower room. It could be used as a potential rental income stream, or utilised in another way such as a home office or gym area. The property has been well kept and has a great size kitchen overlooking the garden and a spacious lounge to the front offering a cosy atmosphere.

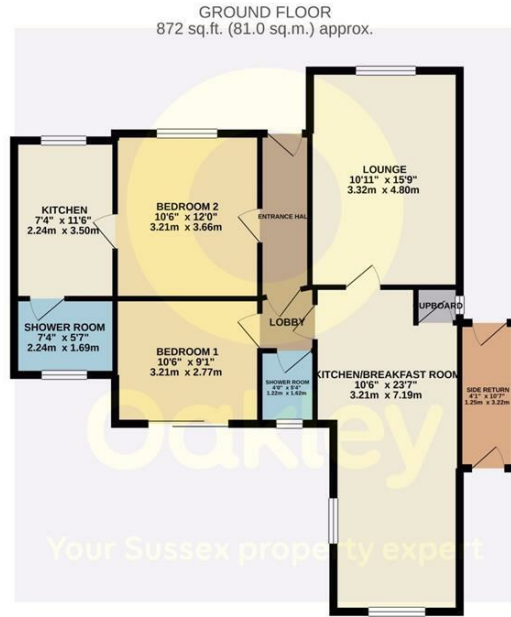


## The Location

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!

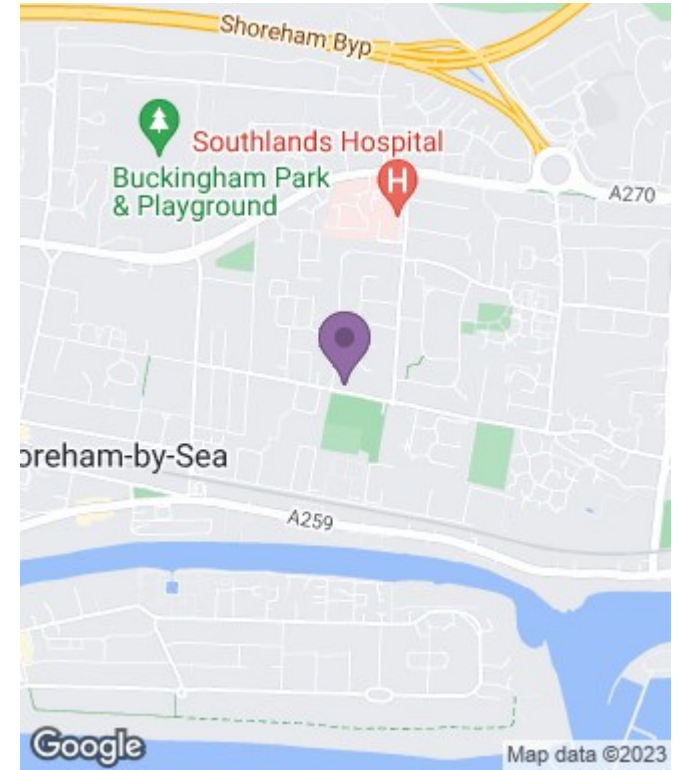


# Floor Plan



TOTAL FLOOR AREA - 872 sq ft. (81.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of these buildings, rooms and site areas are approximate and no responsibility is taken for any error or omission in the information. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or the goods.  
 Made with Metaphor 12/2021

# Location Map



# Energy Performance Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Agents Notes

Tenure Freehold

Council Tax Band C

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