



6 Surry Street, Shoreham by Sea
Guide Price £425,000

Surry Street, Shoreham by Sea, West Sussex

The Property & Area

Welcome to this beautiful 4-bedroom family home located in the heart of Shoreham-By-Sea. This property offers the perfect balance of spacious living areas and a convenient central location, making it an ideal choice for families or those seeking a comfortable and stylish lifestyle.

As you approach the house, you'll be greeted by its charming exterior and inviting entrance. Inside, you'll find a well-lit lounge area, perfect for relaxing or hosting gatherings.

The neutral décor creates a warm and inviting atmosphere, instantly making you feel at home.

The kitchen/dining area is a real highlight of this property. The design provides a practical space for cooking and ample room for enjoying meals with family and friends.

SWith four spacious bedrooms, this house offers plenty of room for everyone. The versatile design of the bedrooms allows you to customize the space to your individual needs, whether it be a home office or nursery.

One of the most appealing aspects of this house is its prime location. Situated within a quarter of a mile from the High Street, you have a plethora of shops, cafes, and restaurants at your doorstep, offering the utmost convenience.

The Train Station is also conveniently located around the corner, ideal for commuters or those who enjoy exploring nearby towns and cities. Furthermore, this property comes with the added benefit of no chain, meaning you can enjoy a smooth and hassle-free purchasing process!

Material Information:

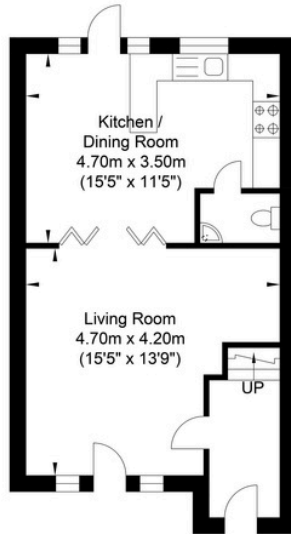
Tenure: Freehold

Council Tax: C

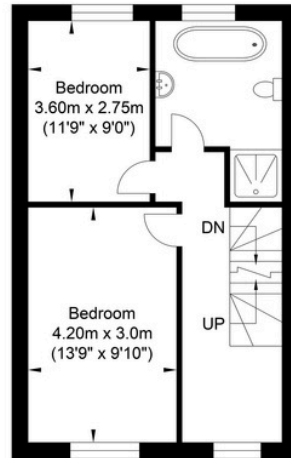


Floorplan

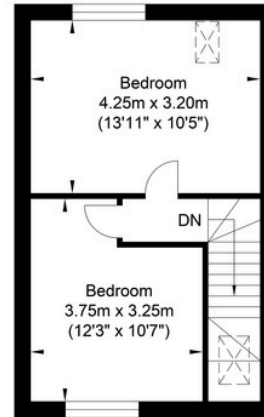
Surry Street, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
406.76 sq ft
(37.79 sq m)



First Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)



Second Floor
Approximate Floor Area
322.48 sq ft
(29.96 sq m)



Approximate Gross Internal Area = 104.41 sq m / 1123.86 sq ft

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



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Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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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		



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