



**13 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL**  
Guide Price £700,000



# 13 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL

## The Property & Area

Welcome to Southdown Road. This superbly presented 3 bedroom semi-detached home is situated in a desirable location in Shoreham-By-Sea. This inviting home offers a blend of comfort and convenience, making it an ideal town centre family home! Inside, you're welcomed by the warm and inviting atmosphere of this beautifully presented house.

The spacious living room, enhanced by a cozy log burner, provides the perfect place to relax. Open to the living room, the dining room offers a wonderful space to gather with doors opening onto the West facing garden.

The stylish, well-equipped kitchen also to the rear of the house is a modern space offering a great place to cook and entertain. Upstairs, you will find three well-proportioned bedrooms and the family bathroom features a clean and contemporary design.

The west-facing garden is stunning, presenting the perfect space for outdoor entertaining, gardening, or relaxing in the sunshine. The neatly manicured lawn and borders are well-maintained creating an attractive environment.

Adding to the appeal of this home is a workshop/garage with pitched roof and extra store room, providing ample storage space and potential for a variety of uses. The off-street parking ensures convenience so close to the town centre.

This exceptional home boasts an outstanding location, just a stroll from Shoreham Train Station, allowing for easy commuting to London, Brighton, or Worthing.

The vibrant Town Centre is also nearby, offering a fantastic selection of shops, restaurants, and amenities. With its superb presentation, convenient location, and desirable features, this house on Southdown Road is an excellent opportunity. Schedule a viewing today and experience the benefits of coastal living in Shoreham-By-Sea.

Give us a call on 01273 661577 to arrange your private viewing.

Material Information:

Tenure - Freehold

Council Tax - D

EPC: B

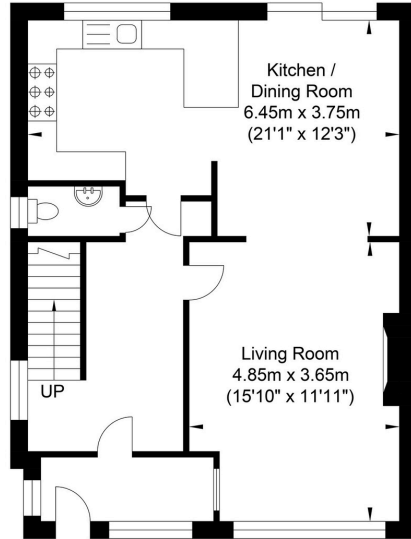
No Chain



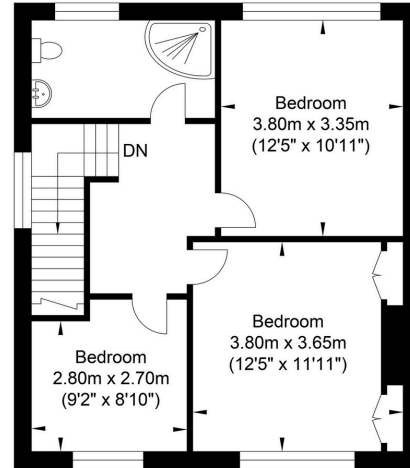




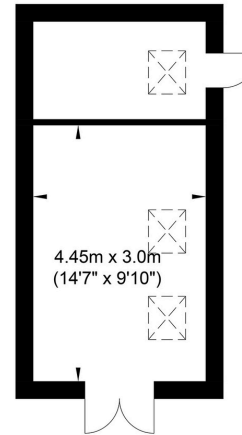
# Southdown Road, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
601.05 sq ft  
(55.84 sq m)



First Floor  
Approximate Floor Area  
519.78 sq ft  
(48.29 sq m)



Outbuilding  
Approximate Floor Area  
201.82 sq ft  
(18.75 sq m)



Approximate Gross Internal Area = 122.88 sq m / 1322.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Oakley**

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

We also have offices in:  
Lewes  
Brighton & Hove

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

