



The Lynchetts, Shoreham by Sea, West Sussex, BN43 5GZ
Guide Price £350,000

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The Property & Area

Welcome to The Lynchetts - a peaceful and sought-after location in Shoreham by Sea. This delightful 2-bedroom end of terrace house is ideal for first-time buyers, small families, or those looking to downsize. With its convenient garage, modern kitchen, and low maintenance rear garden, this home offers a perfect blend of comfort and practicality.

As you enter this beautiful house, you will be greeted by a warm and inviting atmosphere. The ground floor is home to a well-proportioned reception room and the tastefully decorated room features large windows, allowing natural light to flood the space, creating a bright and airy space.

Adjacent to the reception is a modern kitchen, offering a range of high-quality appliances and ample storage space. Make your way up the stairs to the first floor and discover two comfortable bedrooms. The main bedroom is generously sized and can easily accommodate additional furniture. The second bedroom is ideal for a child, guest room, or home office. Both rooms enjoy plenty of natural light. The house has a contemporary bathroom. You'll appreciate the stylish design and high-quality fixtures, creating a luxurious feeling.

Outside is a beautiful low maintenance rear garden. This private area is the perfect spot to barbecue with friends, or simply relax! The garden requires minimal upkeep, allowing you to make the most of your time.

This house also offers a garage, providing convenient parking space and additional storage options. The property benefits from gas central heating, ensuring year-round comfort, and with double glazing throughout, the house is well-insulated, making it energy efficient.

Living in Shoreham offers a wonderful lifestyle. The town provides a diverse range of amenities, including shops, restaurants, cafes, and leisure facilities. With its excellent transport links, commuting to nearby towns and cities is easy. Take a leisurely stroll along the riverbank, explore the countryside, or relax on the stunning Shoreham Beach!

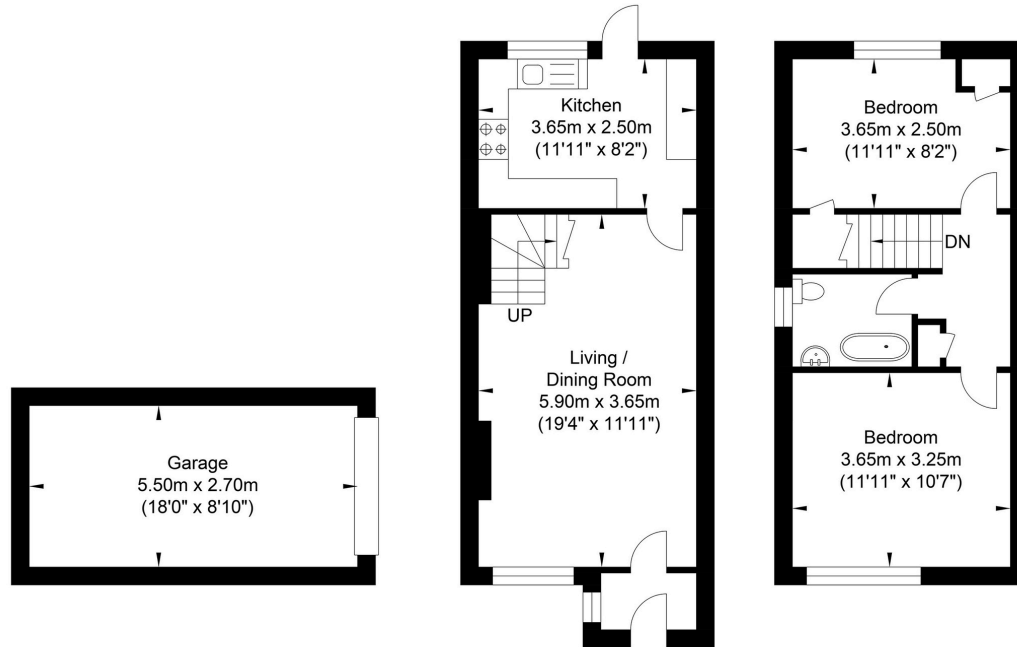
This charming 2-bedroom house in Shoreham is an excellent opportunity for anyone seeking a comfortable and stylish home in a highly desirable location. With its modern features, low maintenance garden, and excellent transport links, it ticks all the boxes.

Contact us today to arrange a viewing by calling 01273 661577.



Floorplan

The Lynchetts, Shoreham-by-Sea



Garage
Approximate Floor Area
159.84 sq ft
(14.85 sq m)

Ground Floor
Approximate Floor Area
351.97 sq ft
(32.70 sq m)

First Floor
Approximate Floor Area
333.89 sq ft
(31.02 sq m)

Approximate Gross Internal Area (Excluding Garage) = 63.72 sq m / 685.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
Council Tax: C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Shoreham Property Hub
01273 661 577
6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
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