



Old Shorham Road, Shoreham by Sea, West Sussex, BN43 5TD

Guide Price £325,000

Old Shoreham Road Shoreham by Sea, West Sussex, BN43 5TD

The Property & Area

Welcome to this spacious and versatile end-of-terraced family home located in the sought-after area of Old Shoreham Road, Shoreham-By-Sea. This property offers an incredible opportunity for those seeking a project to create a family home that is also close to the River Adur and town centre. This terraced home which is in need of modernisation, features three bedrooms, providing ample space for a growing family. The ground floor of this home offers several opportunities, you could have 2 separate reception rooms, or subject to building regulations, you could look to open up the 2 rear rooms to create a large Kitchen area with access to the conservatory and garden.

The bright and airy principle bedroom overlooks the rear of the property. The remaining two bedrooms have plenty of sunlight, making them ideal spaces for children or guests. The loft space is vast and subject to planning consent, it has various opportunities to utilise the space. The property has a bathroom situated conveniently on the first floor which now has a walk-in shower with the previous bathtub being replaced. Although the house requires modernisation, it presents an excellent opportunity to make it your own, tailored to your personal taste and style.

The large garden is perfect for those who appreciate outdoor living. Whether you enjoy gardening or hosting barbecues, it's a great space to enjoy. Additionally, the property has a garage located at the bottom of the garden via an access road.

Situated in a prime residential address in Shoreham, this property benefits from being close to the town centre. Enjoy the convenience of having shops, restaurants, train station, cafes, and amenities just a short distance away.

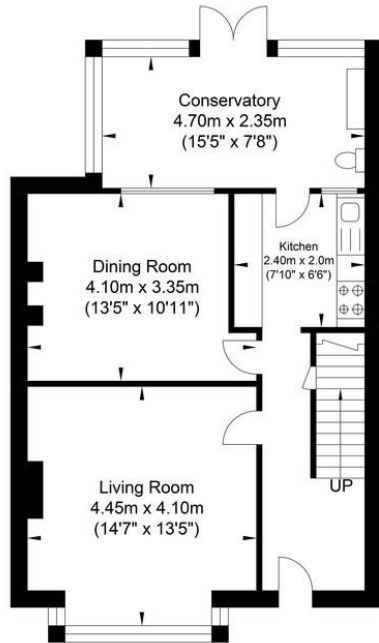
The stunning River Adur is also within easy reach, offering beautiful walks, stunning views, and an array of recreational activities for all ages. Featuring its attractive location and proximity to everything Shoreham has to offer, this property presents a fantastic opportunity to become part of a thriving community. Whether you're looking to settle down or seeking a project, this property has great potential.

With no onward chain, a convenient sale is being offered. Contact us today to arrange a viewing by calling 01273 661577.

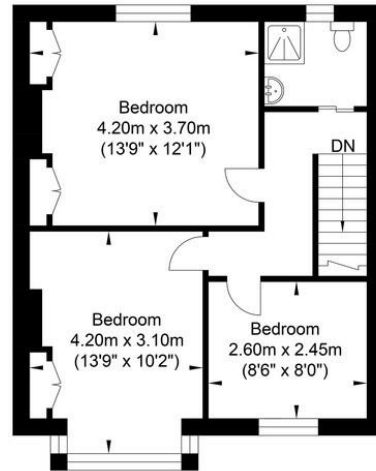


Floorplan

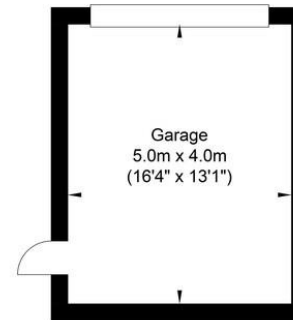
Old Shoreham Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
602.99 sq ft
(56.02 sq m)



First Floor
Approximate Floor Area
475.11 sq ft
(44.14 sq m)



Garage
Approximate Floor Area
215.27 sq ft
(20.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 100.16 sq m / 1078.11 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	69 C	B4 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Property Video

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