



60 Beach Green, Shoreham by Sea, BN43 5YA
Guide Price £900,000

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The Property & Area

Welcome to Shoreham Beach! Discover the beauty of Beach Green, Shoreham-By-Sea, with this exquisite detached family home offering four bedrooms, two bathrooms, and a superb open plan entertaining space.

Perfectly placed within a sought-after location on Shoreham Beach, this house presents a wonderful opportunity for a long term family home. You're instantly welcomed by a modern open place space with the kitchen overlooking the garden. Its contemporary style seamlessly blends aesthetics with functionality, offering ample storage space and high-quality fixtures and fittings. The open plan living area creates a sense of space and freedom, making it an ideal place to make full use of the integrated bar for family gatherings and entertaining!

The ground floor also has a mini salon which could be turned into a useful home office, or utility room. There is a useful 2nd office area under the large staircase which has a light and airy feel about it. The house has a warm and cozy feel thanks to its fantastic log burner in the lounge and there are large windows throughout bringing in lots of natural light.

The four bedrooms in this remarkable home provide ample space for all the family. The main south-facing bedroom is a great size, which has its own en-suite bathroom, and a beautiful feature window looking towards the beach huts, which provides a lovely view to wake up to. The additional double bedrooms are ideal for family members needing their own space to relax.

Outside, there is a low-maintenance lawned garden and patio area. Whether you wish to BBQ, create a beautiful outdoor play area for children, or simply enjoy the space, this garden provides the perfect backdrop for all your needs.

A particular feature of the house is its location, being positioned next to the park at Beach Green and the foreshore just over the road, giving you easy access to all the best parts of Shoreham Beach! Situated on a favoured corner plot, this home provides a large garage with front and rear up and over doors, providing convenience for parking and storage. Plenty of off-street parking to the front adds to the ease of living and ensures that you and your family will never struggle to find a space to park!

Material Information:

Tenure: Freehold

Council Tax: F

EPC: To follow



Beach Green, Shoreham-by-Sea



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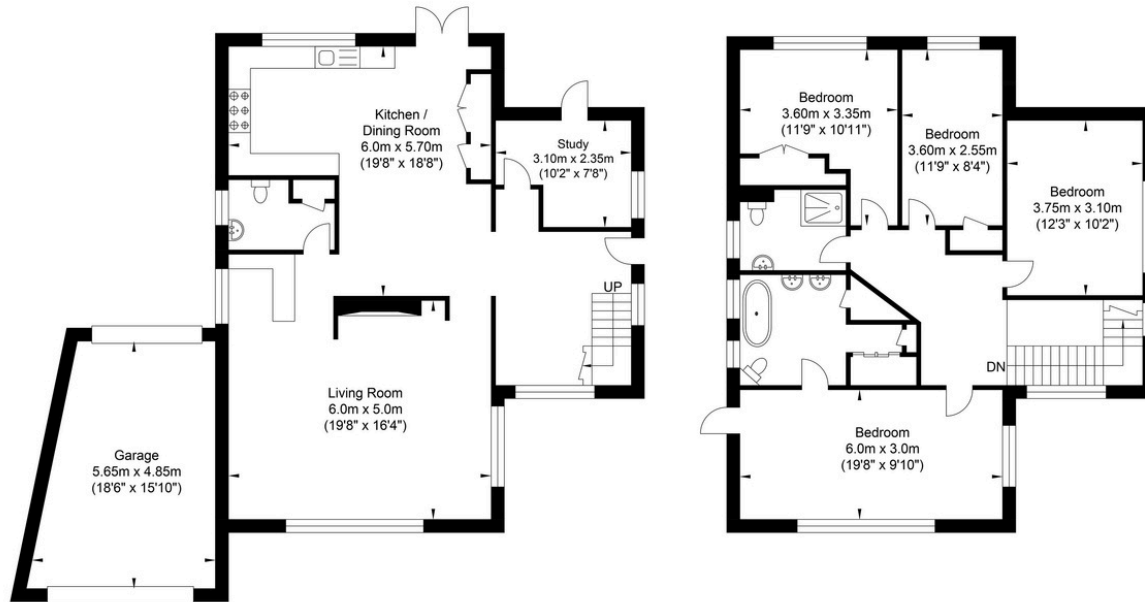
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Ground Floor
Approximate Floor Area
1146.03 sq ft
(106.47 sq m)

First Floor
Approximate Floor Area
863.91 sq ft
(80.26 sq m)

Approximate Gross Internal Area = 186.73 sq m / 2009.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Tenure: Freehold

Council Tax: F

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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