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Your Sussex property expert



Amber Close, Shoreham By Sea West Sussex BN43 6DD



## 9 Amber Close Shoreham by Sea West Sussex BN43 6DD

Asking Price £375,000

“ A 2 Bedroom Semi Detached House with Side Access Allocated Parking, Conservatory and Home Office ”

### The Property

A surprisingly spacious 2 bedroom end of terraced property that has a lot more to it than you might first think. This property is one of the few 2 bedroom properties on this development that has a side access gate giving you the benefit of a wider garden and access down the side of the property.

The ground floor living space has a modern fitted kitchen, ground floor W.C. There is a lounge to the rear that leads out to the added full width conservatory with mains power, light and electric heating. From the conservatory you have access to the rear garden.

The first floor has 2 double bedrooms with fitted storage cupboards and a family bathroom. There is access to loft storage from the landing.

Externally there is allocated parking to the front of the property and the rear garden is laid to patio with steps up to the decked area to the rear of the garden. There is a purpose built home office or garden room with mains light and power to the rear of the garden and there is a side path leading to the gate giving access to the front of the property.

### The Area

Amber Close is a quiet cul-de-sac location in the larger Southlands Hospital development built in around 2012. The property is located close to local Schools and shopping facilities and with easy access up on to the A27 leading on to the A23 towards Gatwick & London.

Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London. The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre.

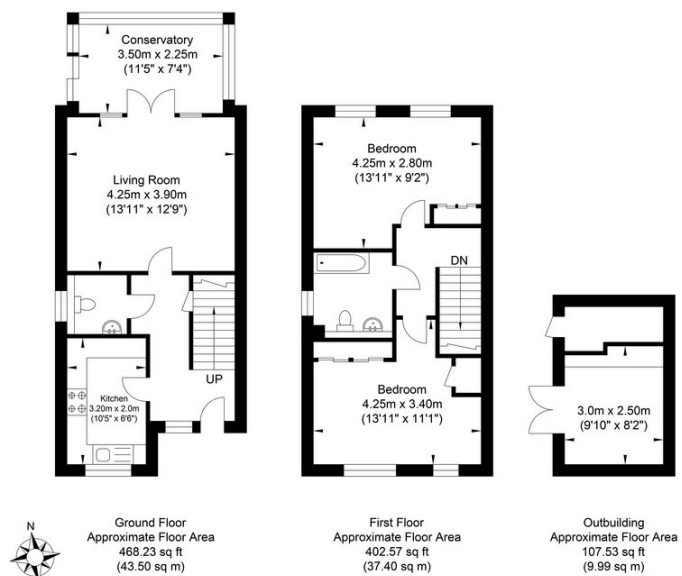
The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!!

### Estate Agents Notes

Tenure - Freehold  
Estate Management Charge - Approx  
£200 pa  
Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Amber Close, Shoreham-by-Sea



Approximate Gross Internal Area = 90.89 sq m / 978.33 sq ft

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



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