



**Church Green, Shoreham by Sea, West Sussex, BN43 6JU**  
Guide Price £350,000



# Church Green, Shoreham by Sea, West Sussex, BN43 6JU

## The Property & Area

Located in the Church Green Shoreham-By-Sea, this extended two-bedroom terraced house presents an exceptional opportunity for buyers seeking a modern and comfortable home. This property combines contemporary living with practical features, making it an ideal choice for families or professionals. Upon entering, you are greeted by a home that has been extremely well maintained and updated, showcasing a fantastic modern decorative order throughout.

The ground floor features a versatile reception room to the front of the property, offering ample space for relaxation. The heart of this home is undoubtedly the bright, well-fitted kitchen, which enjoys lovely views over the rear garden. This culinary space seamlessly connects to a full-width rear glass roof conservatory, creating an expansive and light-filled area perfect for dining, a family room, or a tranquil retreat. This thoughtful extension truly enhances the living experience, providing a seamless transition between indoor and outdoor spaces. Upstairs, the property offers two generously sized bedrooms, both benefiting from convenient built-in storage with the principle bedroom having a walk in wardrobe, ensuring a clutter-free environment.

These rooms are served by a modern fitted family bathroom, designed with contemporary fixtures and fittings, providing a stylish and functional space. One of the standout features of this property is the exceptional parking provision. In addition to off-street parking to the front, the property benefits from two additional allocated parking spaces to the side of the property. .

Step outside to discover the beautifully landscaped rear garden, a true oasis designed for enjoyment and relaxation. This private outdoor space is equipped with lighting and power, making it perfect for evening gatherings. A hand-built garden bar adds a unique touch, ideal for entertaining friends and family during warmer months. The garden offers a serene escape, perfect for al fresco dining or simply unwinding after a long day.

Situated within the catchment area for Shoreham Academy, it is an excellent choice for families with school-aged children. Furthermore, the property is conveniently located under a mile from the Holmbush Shopping Centre, providing easy access to a wide range of retail outlets, supermarkets, and amenities. Shoreham-By-Sea itself offers a vibrant community with excellent transport links, local shops, cafes, and a picturesque coastline, all contributing to a desirable lifestyle.

Viewings are highly recommended to appreciate the quality and location of this property. if you require more information or would like to book to view please call our Shoreham office on 01273 661 577

### Material Information

Tenure - Freehold  
Council Tax Band - C  
EPC Rating - TBC

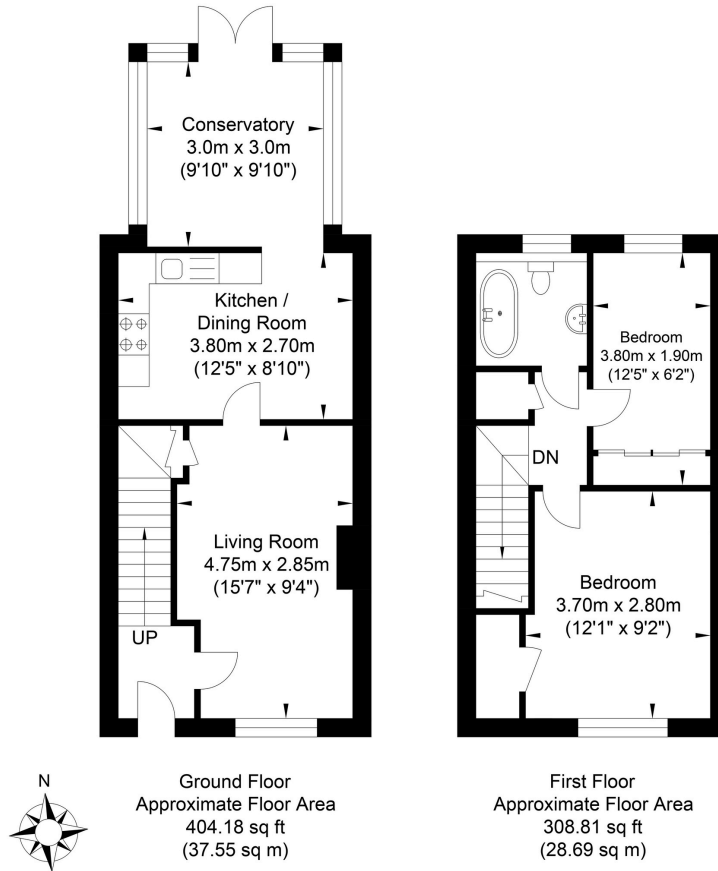




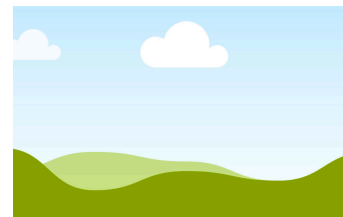


# Floorplan

## Church Green, Shoreham-by-Sea



### Energy Performance Certificate



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