



**26 Rainbow Square, Shoreham by Sea, BN43 6AX**  
Guide Price £450,000



# 26 Rainbow Square, Shoreham by Sea, BN43 6AX

## The Property & Area

Looking for a spacious family home in a desirable location? Look no further than this stunning 4 bedroom townhouse in the heart of Rainbow Square, Shoreham-By-Sea. Offering a range of attractive features, this property is perfect for growing families or those seeking a comfortable and stylish living space.

Step inside and be greeted by the large entrance hallway, setting the tone for the generous space this townhouse offers. The ground floor boasts a convenient W.C., ideal for guests or for those busy mornings when everyone is rushing to get ready.

The light and airy double aspect lounge is a perfect place to relax and unwind, whether you're spending quality time with the family or entertaining friends. The abundance of natural light creates a sense of serenity, making it a space you'll love spending time in.

The heart of any home is the kitchen, and you won't be disappointed here. The modern fitted kitchen breakfast room is designed with functionality and style in mind. Whether you're a master chef at work or quickly preparing a meal for the family, the ample counter space and state-of-the-art appliances ensure that cooking and entertaining are a joyous experience.

Moving upstairs, the master bedroom offers a private sanctuary with an en-suite bathroom, providing you with a personal retreat after a long day. Additionally, the master bedroom features a balcony on the second floor, where you can sip your morning coffee or enjoy a glass of wine in the evenings, taking in the views of the beautiful surroundings. The property further impresses with its family bathroom on the first floor so you'll never have to worry about bathroom queues again! The modern fittings and finishes add a touch of luxury, ensuring your daily routine is a pleasure.

The property offers an allocated parking space, ensuring your car is always safely parked right outside your door.

Location is everything, and this townhouse ticks the box with its proximity to Shoreham Academy, a highly regarded school just 1.2 miles away. With a range of local shops, a bus route, and the Holmbush Shopping Centre nearby, you'll have all your daily needs within easy reach. The convenience of amenities paired with the tranquillity of the Rainbow Square neighbourhood makes this property a real gem.

With no onward chain, the process of making it your own is made even easier. Don't miss this fantastic opportunity to own a stylish, spacious, and family-friendly property in Shoreham-By-Sea. Call us on 01273 661 577 to arrange a viewing and make this house your new home.

### Material Information

Tenure - Freehold

Council Tax Band - E

EPC - B-81

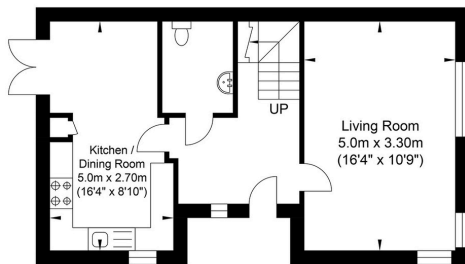




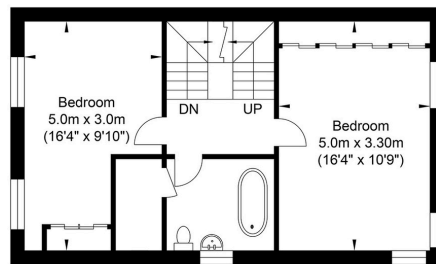


# Floorplan

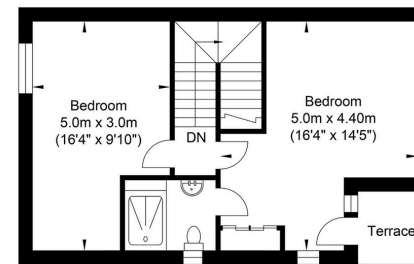
## Rainbow Square, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
445.08 sq ft  
(41.35 sq m)



First Floor  
Approximate Floor Area  
476.30 sq ft  
(44.25 sq m)



Second Floor  
Approximate Floor Area  
424.63 sq ft  
(39.45 sq m)



Approximate Gross Internal Area = 125.05 sq m / 1346.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Oakley**

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### Energy Performance Certificate

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



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