



Adur Avenue, Shoreham by Sea, BN43 5NL
Guide Price £550,000

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The Property & Area

Located on the sought-after Adur Avenue in Shoreham-By-Sea, this beautifully extended three-bedroom chalet offers a combination of modern living spaces, charming outdoor features, and practical amenities. A perfect option for those seeking a residence that is both well-appointed and ideally situated.

Upon entering the property, you are welcomed by hallway leading on to a front reception room that provides an inviting space for relaxation or entertaining. Beyond this, the rear dining room offers additional versatility and includes convenient storage options to meet your organisational needs. Adjacent to this area, you will find an extension with a lovely glass roof and windows which flood the space with natural light and perfectly frames the garden views.

The ground floor features a modern fitted kitchen, designed with functionality and style in mind. This space is complemented by a ground floor shower room, adding to the convenience and practicality of the home. The ground floor also includes one of the three bedrooms, making it an excellent choice for guests or family members who prefer single-level living or it could be used as a study or home office.

On the first floor, the principal bedroom is a standout feature, benefiting from an en-suite bathroom and direct access to a private balcony. From here, you can enjoy views of the secluded rear garden, offering a peaceful retreat for morning coffee or evening relaxation. A further generously sized bedroom on the first floor ensures ample accommodation for family or guests.

The exterior of the property is just as impressive and features a newly installed tiled roof. The front of the home offers private off-street parking, with enough space to accommodate multiple vehicles. Additionally, there is a garage, which while in need of repair, provides valuable storage or parking opportunities. The rear garden is a true highlight; secluded and attractive with mature planting, it offers an ideal space for outdoor dining, gardening, or simply unwinding in privacy.

Presented in good decorative order throughout, allowing new owners to move in and enjoy their new home from day one. It's location on Adur Avenue ensures convenient access to local amenities, transport links, and the picturesque surroundings of Shoreham including the River Adur and South Downs.

This extended property truly delivers on space, style, and functionality, making it a must-view property for those looking to settle in this desirable area. Call 01273 661 577 to arrange to view.

Material Information

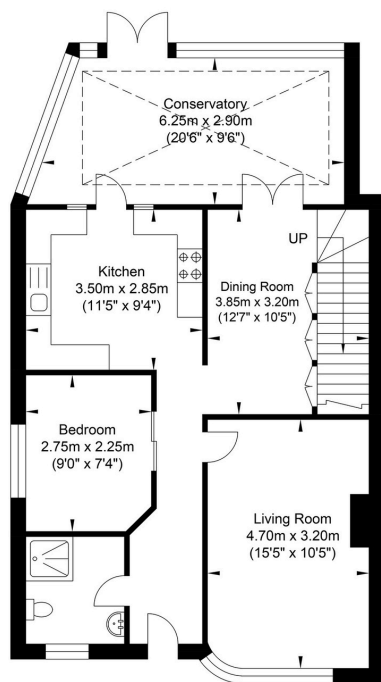
Tenure - Freehold

Council Tax Band - D

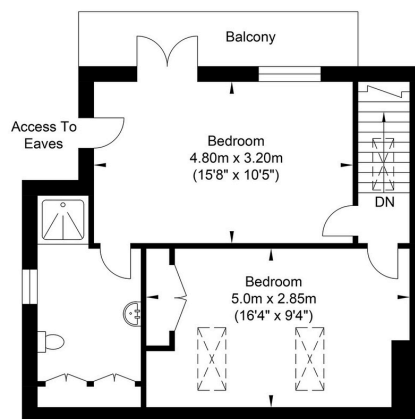
EPC: C



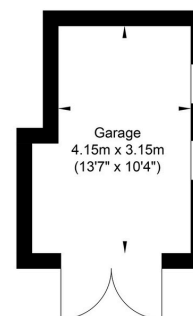
Adur Avenue, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
831.51 sq ft
(77.25 sq m)



First Floor
Approximate Floor Area
484.80 sq ft
(45.04 sq m)



Garage
Approximate Floor Area
139.50 sq ft
(12.96 sq m)



Approximate Gross Internal Area (Excluding Garage) = 122.29 sq m / 1316.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B



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