



**14 The Marlinespike, Shoreham Beach, BN43 5RD**  
Guide Price £675,000



# 14 The Marlinespike, Shoreham Beach, BN43 5RD

## The Property & Area

Welcome to The Marlinespike. Located in the sought-after area of Shoreham Beach, this beautifully presented detached bungalow offers an exceptional opportunity for buyers seeking a combination of comfort, convenience, and style. With three generously sized bedrooms, a modern kitchen, and a sunny low-maintenance garden, this property is perfect for anyone looking to enjoy a relaxed coastal lifestyle.

You're welcomed into a spacious and light-filled hallway. To your right, the separate lounge provides a cosy yet airy living space, ideal for relaxing or entertaining guests. Adjacent to the lounge, the dining area offers ample room for a family-sized dining table.

The modern kitchen is a standout feature of the home, offering integrated appliances, and direct access to the garden. This seamless indoor-outdoor flow is perfect for summer. The walk-in shower in the family bathroom adds a touch of luxury and practicality.

The three bedrooms are well proportioned, with plenty of natural light and flexibility to be used as guest rooms, a home office, or additional living space. The layout of the house has been cleverly designed to maximise both space and functionality.

Outside, the property has a sunny, low maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than maintaining it. The large driveway provides ample parking space for multiple vehicles, and the garage, complete with an electric roller door, offers additional storage or parking options.

One of the most appealing aspects of this property is that it is being sold with no onward chain, ensuring a straightforward process. Its location on Shoreham Beach means you are just a short stroll from the beach, local amenities, and transport links, making it a truly desirable place to call home.

Whether you're downsizing, upsizing, or simply looking for a change of pace, this detached bungalow in Shoreham Beach offers a rare combination of features.

### Material Information:

Tenure: Freehold

Council Tax:D

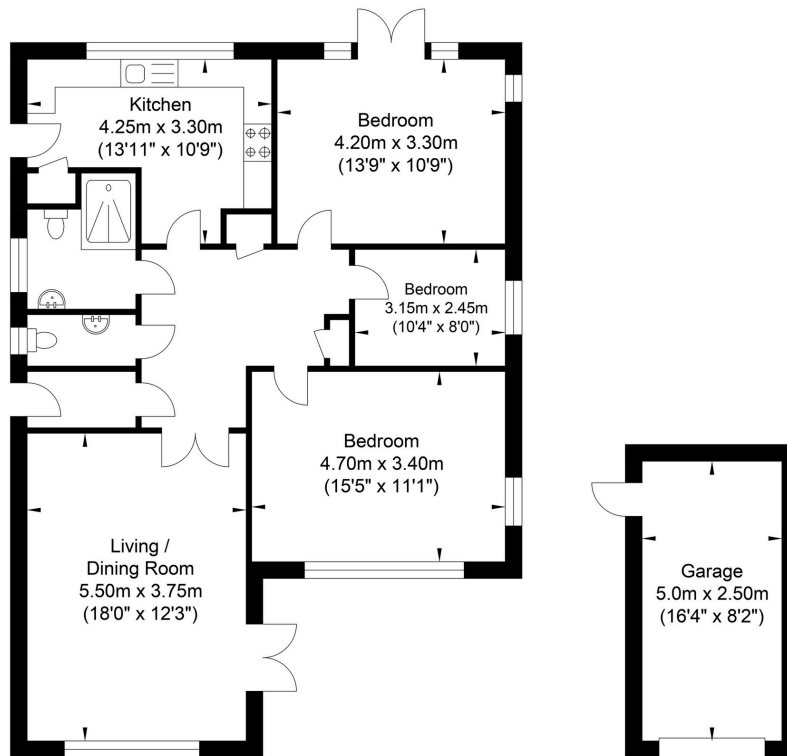
No Chain







# The Marlinespike, Shoreham-by-Sea



Approximate Gross Internal Area (Excluding Garage) = 89.36 sq m / 961.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		



## Oakley

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