



Tarragon Way, Shoreham by Sea, BN43 6JG
Guide Price £450,000

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The Property & Area

Nestled in the desirable Herb Estate on Tarragon Way, this charming three-bedroom semi-detached house presents an exceptional opportunity for families or those seeking a well-maintained home with immediate availability. This property is presented in good condition throughout and benefits from the significant advantage of no onward chain, ensuring a smoother and quicker transaction.

Upon entering, you are greeted by a practical entrance porch, leading into the heart of this inviting home, the porch also has rear access to the garden. The ground floor boasts two versatile living spaces, providing ample space for both relaxation and entertaining. The good-sized lounge offers a comfortable retreat, perfect for unwinding after a long day and the well-appointed kitchen breakfast room, a bright and functional space designed for everyday living. This area provides plenty of storage and worktop space, making meal preparation a pleasure. Adjacent to the kitchen, a delightful rear conservatory extends the living accommodation, offering a sun-drenched space ideal for enjoying your morning coffee, a quiet reading nook, or an additional informal dining area with lovely views of the garden. This versatile space truly enhances the property's appeal, providing a seamless connection between indoor and outdoor living.

Ascending to the first floor, you will find three bedrooms, offering comfortable accommodation for all residents. Each bedroom benefits from natural light, creating bright and airy spaces. The property is served by a well-maintained family bathroom, ensuring convenience for the entire household.

Externally, this property truly shines. A private drive leads to a garage, providing secure off-street parking and additional storage. A unique and highly valuable feature of this home is the extension to the rear of the garage. This versatile space offers immense potential, whether utilised as a dedicated home office, a practical workshop for hobbies, or even a private gym, catering to a variety of modern living requirements. The attractive rear garden is a true highlight, predominantly laid to lawn with colourful planting, creating a picturesque and tranquil outdoor sanctuary. A patio area provides the perfect spot for al fresco dining, summer barbecues, or simply relaxing in the sunshine, offering a private and secluded space for outdoor enjoyment.

Located in Tarragon Way, residents benefit from a quiet residential setting whilst remaining within easy reach of local amenities. Shoreham offers a blend of a charming market town, picturesque countryside, and convenient access to larger towns and transport links. Families will appreciate the proximity to good local schools, while commuters will find excellent transport connections. Green space at Buckingham Park and the South Downs are readily accessible, providing opportunities for leisurely walks and outdoor activities. The area boasts a selection of local shops, restaurants, and cafes, ensuring all daily needs are met within a short distance.

This well presented property is ready for its new owners to move straight in and start enjoying the Shoreham lifestyle. Its combination of spacious interiors, versatile outdoor spaces, and a desirable location makes it an exceptional family home. Call our Shoreham office on 01273 661 577 for more information or to arrange a viewing.

Material Information

Tenure - Freehold

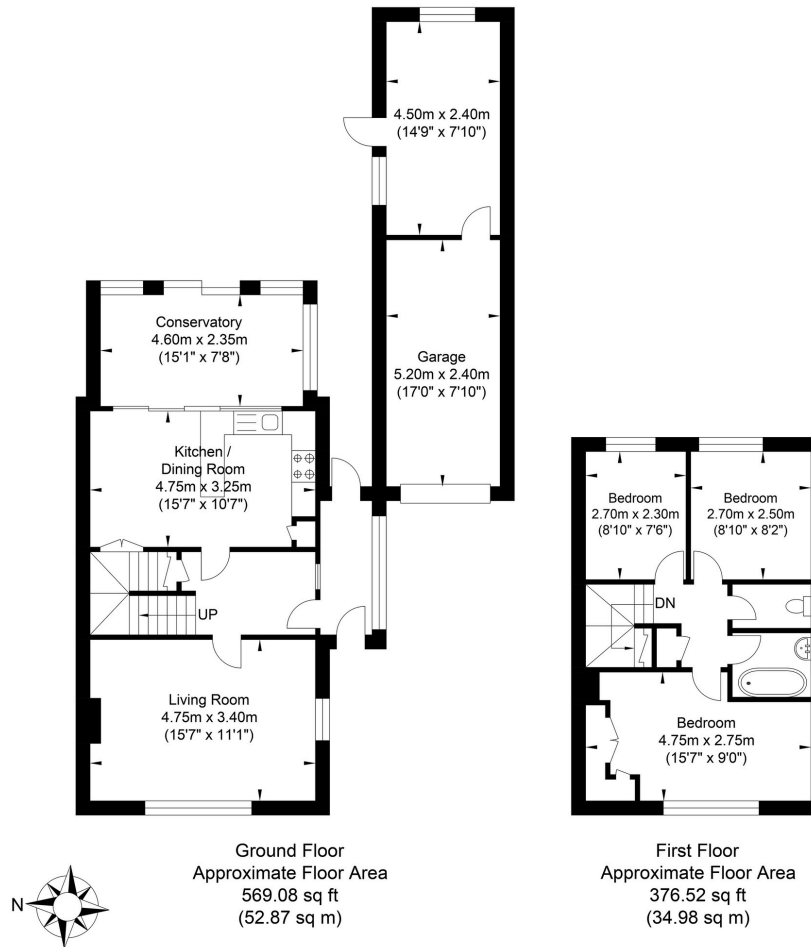
EPC Rating - C72

Council Tax Band - D



Floorplan

Tarragon Way, Shoreham-by-Sea



Approximate Gross Internal Area (Excluding Garage) = 87.85 sq m / 945.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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