



28 Old Shoreham Road, Shoreham by Sea, BN43 5TD

Guide Price £400,000

28 Old Shoreham Road, Shoreham by Sea, BN43 5TD

The Property & Area

Welcome to The Old Shoreham Road. Ideally situated in the heart of Shoreham-By-Sea, this family home offers a fantastic opportunity for those seeking a comfortable and well located home, with two reception rooms and a lovely walled rear garden.

You're greeted by a welcoming atmosphere that flows through the ground floor. The lounge provides a comfortable space for relaxing, while the separate dining area offers an ideal setting for family meals and entertaining guests. The heart of this home is undoubtedly the beautiful kitchen, which has been thoughtfully designed and opens directly onto the charming walled garden, creating a seamless indoor-outdoor living experience.

The house also features a convenient ground floor W.C, adding to its practicality.

On the first floor, you will find the main bedroom, with plenty of room for wardrobes and its own W.C and hand basin. The house also has the family bathroom on the first floor, ensuring convenience. On the top floor, you will find 2 further bedrooms which are a good size and provide plenty of space for everyone.

Externally, the level rear garden is a genuine highlight. The walled design provides a sense of privacy and tranquillity, making it a perfect spot for outdoor dining, gardening, or simply enjoying the space. Its direct access from the kitchen enhances the appeal, making it an integral part of the home's living space.

The location of this townhouse is particularly advantageous. Situated in central Shoreham-By-Sea, residents will benefit from being close to the picturesque River Adur, offering opportunities for riverside walks and leisure activities. The vibrant High Street, with its array of shops, cafes, and local amenities, is also just a short stroll away, providing everything you need within easy reach. This property is perfect for families or individuals looking for a well-connected home in a desirable coastal town.

Material Information:

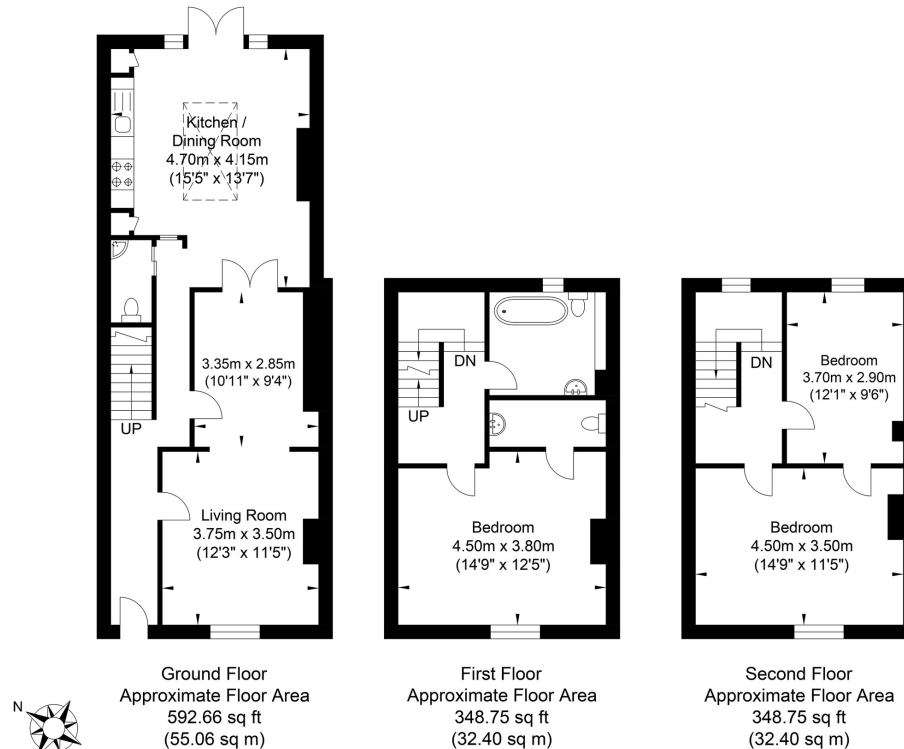
Tenure: Freehold

Council Tax: C



Floorplan

Old Shoreham Road, Shoreham-by-Sea



Approximate Gross Internal Area = 119.86 sq m / 1290.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Shoreham Property Hub

01273 661 577

6 Brunswick Road, Shoreham BN43 5WB

www.oakleyproperty.com

shoreham@oakleyproperty.com

We also have offices in:

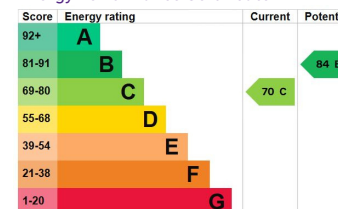
Lewes

Brighton & Hove

Scan to watch the video tour

Get in touch to book a viewing or market valuation of your own property

Energy Performance Certificate



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

