



**Chiltern Close, Shoreham by Sea, West Sussex, BN43 6LE**  
Guide Price £350,000



# Chiltern Close, Shoreham by Sea, West Sussex, BN43 6LE

## The Property & Area

Located within a quiet cul-de-sac in this sought-after area Shoreham-By-Sea, this charming three-bedroom terraced house presents an exceptional opportunity for those seeking a family home with significant potential for personalisation and enhancement. This property combines a desirable location with practical living spaces, making it an ideal canvas for its next owners.

As you enter you are greeted by a welcoming entrance hallway that leads into the impressive through lounge diner. This expansive reception area benefits from a full-width ground floor extension to the rear, creating a wonderfully versatile space perfect for both relaxed family living and entertaining guests. The generous proportions allow for distinct dining and lounging zones, ensuring comfort and functionality. Natural light permeates the room, enhancing its inviting feel and offering a pleasant outlook to the communal green space to the front of the property.

The kitchen, conveniently located adjacent to the dining area, providing direct access to the private rear garden. While the property would undoubtedly benefit from some updating throughout, this presents a fantastic opportunity to design and install a contemporary kitchen tailored precisely to your tastes and requirements, adding significant value and modern appeal to the home.

Ascending to the first floor, you will find three well-proportioned bedrooms, offering comfortable accommodation for a growing family or providing flexible options for a home office or guest room. Each bedroom is bright and airy, ready for a new owner to add their own personal style. The first floor is also home to the family bathroom, which, like other areas of the house, offers scope for modernisation, allowing you to create a stylish and functional space that meets your family's needs.

Externally, the property boasts a private rear garden, a delightful outdoor space perfect for al fresco dining, gardening, or simply unwinding. The garden also benefits from convenient rear access, a practical feature for families and those with active lifestyles. Further enhancing the property's appeal is a garage located in a nearby compound, providing secure parking or additional storage.

The location of this home is extremely convenient. Situated in a quiet cul-de-sac, it offers a peaceful retreat from the hustle and bustle, yet remains incredibly well-connected. Families will appreciate being just a short walk from Shoreham Academy Secondary School, making the morning school run effortless. For everyday conveniences and retail therapy, the Holmbush Shopping Centre is a mere 0.8 miles away, offering a wide array of shops, supermarkets, and amenities. Shoreham-By-Sea itself is renowned for its vibrant community, picturesque riverside, and excellent transport links, including a mainline railway station providing direct services to Brighton and London.

In summary, this three-bedroom terraced house in Shoreham-By-Sea represents a superb opportunity to acquire a family home in a prime location. While it offers the exciting prospect of modernisation, its generous living spaces, private garden, and excellent local amenities make it an incredibly attractive proposition. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer. Call us on 01273 661577 for more information or to book to view.

### Material Information

Tenure - Freehold  
Council Tax Band - C  
EPC - C 71

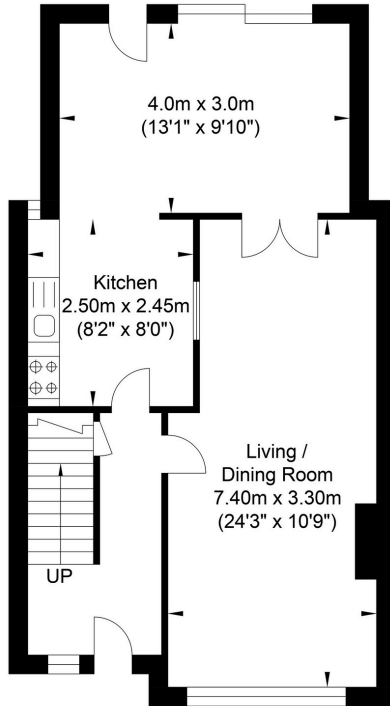




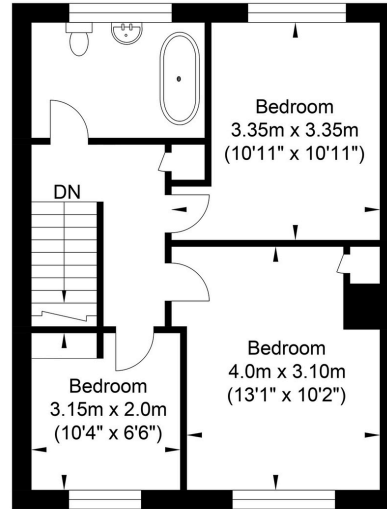


# Floorplan

## Chiltern Close, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
580.28 sq ft  
(53.91 sq m)



First Floor  
Approximate Floor Area  
439.27 sq ft  
(40.81 sq m)



Approximate Gross Internal Area = 94.72 sq m / 1019.55 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             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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