



Providence Way, Shoreham Beach, West Sussex BN43 5QF
Offers Over £350,000

Providence Way, Shoreham Beach, West Sussex BN43 5QF

The Property & Area

Nestled within a quiet cul-de-sac on Shoreham Beach, this charming two double bedroom town house presents an opportunity for those seeking a comfortable and well-located home with a friendly community around it.

Upon entering, the ground floor immediately impresses with a large double length garage, providing ample space for vehicle storage, a workshop, or indeed, potential for conversion (subject to necessary planning permissions). Adjacent to the garage, residents will appreciate the convenience of a dedicated utility room with sink, offering space for laundry appliances and additional storage, helping to keep the main living areas clutter-free and quiet.

Ascending to the first floor, the property truly opens up into its primary living spaces, with a light and airy feel, offering a comfortable and inviting area for relaxation. The kitchen breakfast room is a bright and functional space, perfect for casual dining and daily routines. A notable feature of the kitchen is its direct access down to the rear garden via a rear external staircase connecting indoor and outdoor living. This floor also benefits from a conveniently located W.C., adding to the practicality of the home.

The second floor features two well-proportioned double bedrooms. Both bedrooms are designed with comfort in mind and benefit from built-in storage, maximising space and offering practical solutions for organisation. These rooms provide peaceful retreats, ideal for a small family, a couple, or even as a guest room and home office. Completing the second floor is the family bathroom, fitted with essential amenities to serve both bedrooms.

Externally, the property boasts a delightful south-facing rear garden. This orientation ensures an abundance of natural light throughout the day, creating a bright and inviting outdoor space perfect for al fresco dining, gardening, or simply enjoying the sunshine. The garden offers a private sanctuary, ideal for relaxation and entertaining during warmer months.

Location is a key advantage of this property. Situated in a popular Shoreham Beach location, residents will benefit from the peaceful environment of a quiet cul-de-sac. The property falls within the catchment area for Shoreham Beach First School, making it an attractive option for families with young children. Furthermore, for those who enjoy coastal walks or need easy access to Shoreham town centre & the station, the property is just a 15-minute walk to Ferry Road and the footbridge, providing convenient access to local amenities, shops, cafes, and transport links. Shoreham offers a vibrant community feel with its independent shops, restaurants, and excellent transport connections to Brighton and London.

This two double bedroom town house offers a fantastic opportunity to acquire a well-maintained home in a highly desirable coastal location. With its versatile ground floor, spacious living areas, and a sunny south-facing garden, it is a property that truly needs to be viewed to be fully appreciated.

Get in touch with our Shoreham office on 01273 661 577 for more information or to book a viewing.

Material Information

Tenure - Freehold

EPC - 73 C

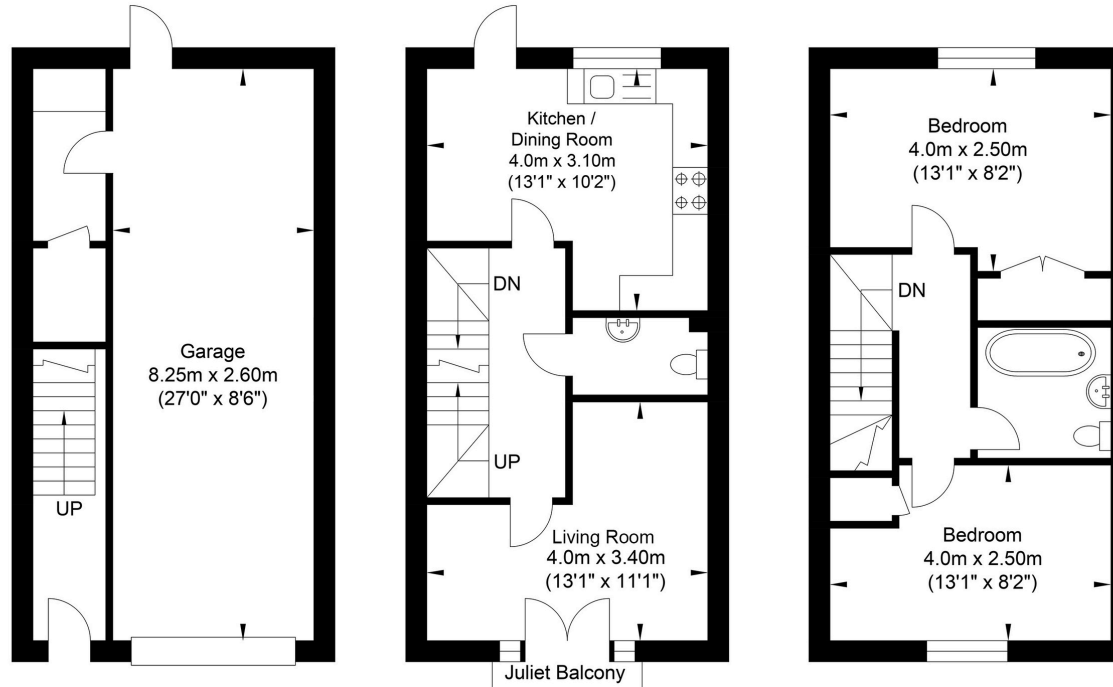
Estate Management Charge - £435.82 annually (£217.91 paid twice a year)

Council Tax Band - C



Floorplan

Providence Way, Shoreham-by-Sea



Garage
Approximate Floor Area
350.68 sq ft
(32.58 sq m)

Ground Floor
Approximate Floor Area
350.68 sq ft
(32.58 sq m)

First Floor
Approximate Floor Area
350.68 sq ft
(32.58 sq m)

Approximate Gross Internal Area (Including Garage) = 97.74 sq m / 1052.06 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		
39-54	E		
21-38	F		
1-20	G		
		73 C	91 B



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