



St. Julians Lane, Shoreham-By-Sea, West Sussex, BN43 6EH  
£450,000



# St. Julians Lane, Shoreham-By-Sea, West Sussex, BN43 6EH

## The Property & Area

This three double bedroom end of terrace house, located on St. Julians Lane in Shoreham-By-Sea, offers a fantastic opportunity for those seeking a comfortable family home.

The property has been thoughtfully extended with a loft conversion, providing additional versatile living space.

The ground floor features a welcoming lounge and dining room, creating a spacious living area perfect for both relaxation and entertaining.

Adjacent to this is the kitchen, offering ample space. A convenient side conservatory adds another dimension to the living space, providing a bright area.

Upstairs, the property boasts two double double bedrooms on the first floor with a family bathroom, ensuring comfortable accommodation.

There is a good size landing with stairs then leading to the loft conversion which further enhances the property's appeal, offering a superb main bedroom with en-suite.

Externally, the house benefits from a garage and off-road parking, a significant advantage in this popular area.

The garden is a particular highlight, offering separate areas with lots of potential for landscaping, outdoor dining, or a place for the kids to play. It provides a brilliant outdoor extension to the house.

Situated close to Kingston Beach, you can enjoy easy access to the coast and its opportunities. The property is also conveniently located near Southwick Square and the train station, providing excellent transport links and access to local amenities, including shops, cafes, and services.

This house is perfect for families looking for a property with space, convenience, and potential in a desirable Shoreham-By-Sea location.

Get in touch to arrange your viewing!

Material Information:

Tenure: Freehold

Council Tax: D

EPC expired in January 2025, a new one has been ordered.

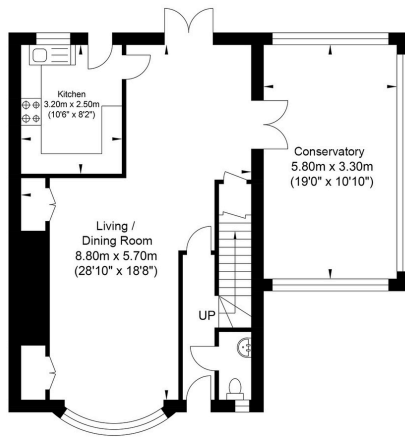




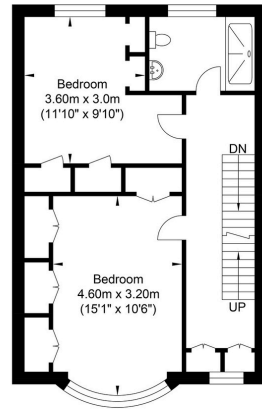


# Floorplan

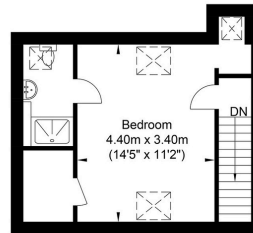
## St Julian's Lane, Shoreham-by-Sea



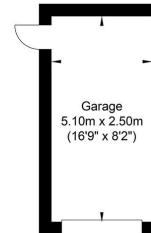
Ground Floor  
Approximate Floor Area  
776.50 sq ft  
(72.14 sq m)



First Floor  
Approximate Floor Area  
551.75 sq ft  
(51.26 sq m)



Second Floor  
Approximate Floor Area  
272.11 sq ft  
(25.28 sq m)



Garage  
Approximate Floor Area  
137.23 sq ft  
(12.75 sq m)

Approximate Gross Internal Area (Excluding Garage) = 148.68 sq m / 1600.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Oakley**

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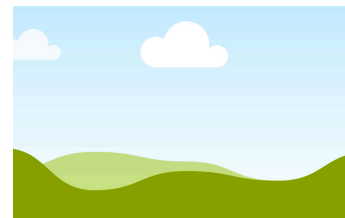
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Energy Performance Certificate



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