



Church Green, Shoreham by Sea, West Sussex, BN43 6JQ
Guide Price £375,000

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The Property & Area

Nestled in the desirable Church Green area, this charming three-bedroom end-of-terrace house presents an exceptional opportunity for families and professionals seeking a modern and convenient lifestyle. This property combines contemporary finishes with practical features, all within a highly sought-after location.

Upon arrival, you are greeted by the convenience of off-street parking, further enhanced by a fitted electric car charging point.. The property boasts an extended front entrance porch, cleverly designed to double as a versatile utility space, providing essential storage and functionality before entering the main living areas.

Step inside to discover a thoughtfully laid-out interior. The heart of this home is undoubtedly the modern fitted kitchen breakfast room. This space is not only aesthetically pleasing with its sleek cabinetry and integrated appliances but also highly practical, offering ample room for casual dining and socialising.

The ground floor also features a comfortable reception room, providing a welcoming space for relaxation and unwinding. The large window allows lots of natural light and double doors give access to the rear garden.

Ascending to the first floor, you will find three well-proportioned bedrooms, each designed to offer comfort and tranquillity. Two of these bedrooms benefit from fitted wardrobes, providing excellent storage solutions and helping to maintain a clutter-free living space. These thoughtful additions maximise the usable floor area, making the rooms feel more spacious and inviting. The third bedroom, while smaller, is ideal as a child's room, guest room, or a dedicated home office.

The modern fitted bathroom suite on this floor features contemporary fixtures and fittings, ensuring a refreshing start to your day or a relaxing end to it.

Externally, the property continues to impress with its low-maintenance rear patio garden. This private outdoor space is perfect for al fresco dining, summer barbecues, or simply enjoying a quiet moment outdoors without the demands of extensive gardening. A practical brick-built store provides additional storage for garden tools or outdoor equipment, keeping the patio tidy and organised. Furthermore, the garden benefits from convenient side access to the front of the property.

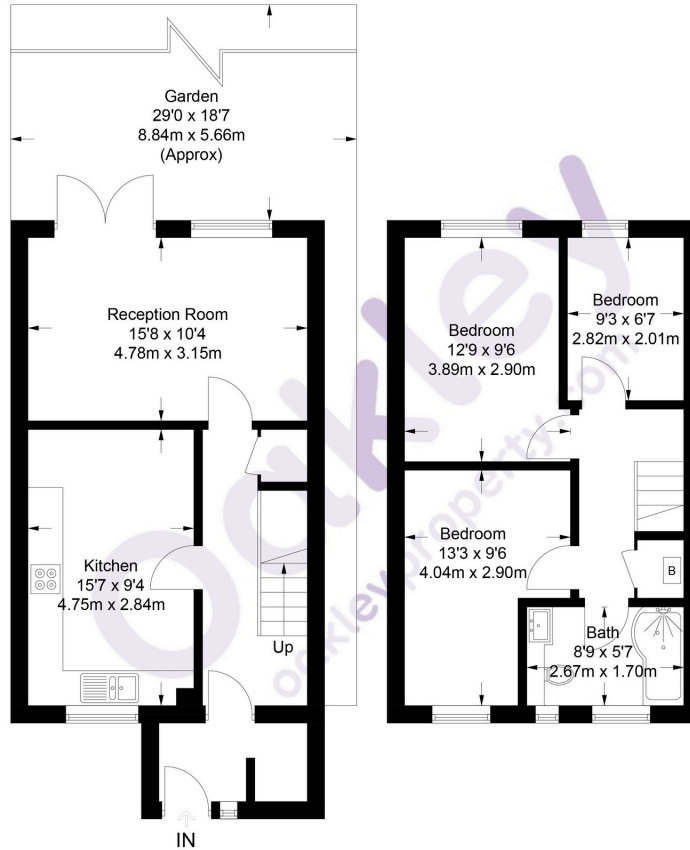
The location of this home is truly outstanding. Families will appreciate being within walking distance to Shoreham Academy Secondary School and in close proximity to several good primary schools. For everyday conveniences and retail therapy, the Holmbush Shopping Centre is under a mile away, offering a wide array of shops, supermarkets, and amenities. Excellent transport links are also readily accessible, connecting you to wider areas and making commuting a breeze.

If you would like more information regarding this property or would like to arrange to view please get in touch with the Shoreham office on 01273 661 577

Material Information
Tenure - Freehold
Council Tax Band - C



Floorplan

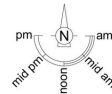


Ground Floor
465 sq ft / 43.2 sq m

First Floor
415 sq ft / 38.6 sq m

Approximate Gross Internal Area = 880 sq ft / 81.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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