



Rosemary Drive, Shoreham by Sea, BN43 6HT
Guide Price £400,000

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The Property & Area

Located within the highly sought-after Herb Estate development in Shoreham-By-Sea, this delightful three-bedroom semi-detached house presents an exceptional opportunity for those seeking a family home with potential to add their personality. A significant advantage of this property is that there is no onward chain and is ready to move in to.

Upon entering, you are greeted by a good sized entrance hallway. The ground floor features a bright and spacious west-facing lounge, this generously proportioned room is bathed in natural light for much of the afternoon and evening, creating an inviting space perfect for relaxation, entertaining guests, or enjoying quality family time.

Adjacent to the lounge is the kitchen breakfast room, a practical and functional space that serves the needs of a busy household. While perfectly serviceable, this area, along with other parts of the property, would benefit from cosmetic updating. This presents a fantastic opportunity for the new owners to add their personal style and modernise the interiors to their exact tastes and specifications.

Ascending to the first floor, you will find three bedrooms, offering comfortable accommodation for a family or providing versatile spaces for a home office or guest rooms. A family bathroom and separate W.C. serves these bedrooms, again offering scope for modernisation to enhance its appeal and functionality.

Externally, the property boasts a private drive, providing off-road parking. The drive leads to a private garage, offering secure parking or valuable additional storage space for tools, bicycles, or other household items. The attractive rear garden is a true asset, featuring a lawn area perfect for children's play or outdoor relaxation, complemented by a patio area ideal for al fresco dining, barbecues, and enjoying the warmer months. The garden offers a good degree of privacy and is a wonderful extension of the living space.

The Herb Estate is renowned for its friendly community feel and convenient access to local amenities. Residents benefit from proximity to excellent schools, local shops, and recreational facilities. Shoreham-By-Sea itself is a vibrant coastal town with a charming high street, a picturesque harbour, and easy access to the South Downs National Park. Commuters will appreciate the excellent transport links, including Shoreham-By-Sea railway station, offering direct services to Brighton, Worthing, and London, as well as convenient access to the A27.

While the property is in good condition, it offers a superb canvas for cosmetic updating, allowing the new owners to add significant value and create their dream home. The absence of an onward chain simplifies the buying process, making this an even more attractive proposition. If you require more information or would like to book a viewing call our Shoreham office on 01273 661577.

Material Information

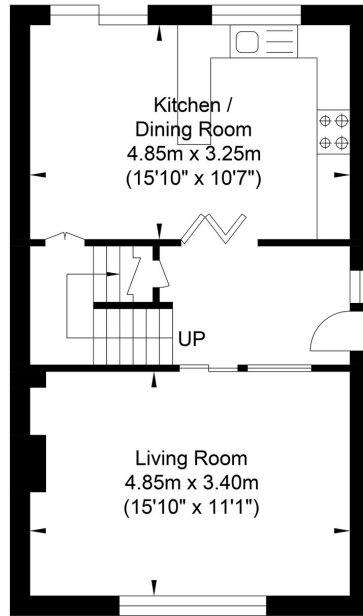
Tenure - Freehold

Council Tax Band - D

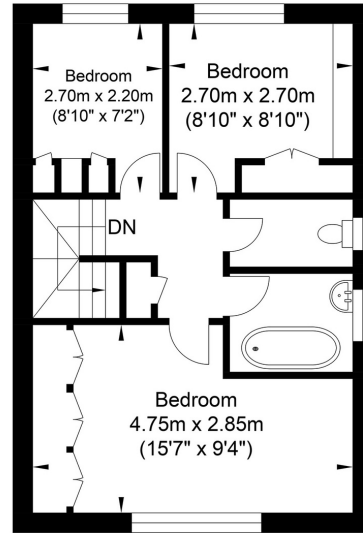
EPC -



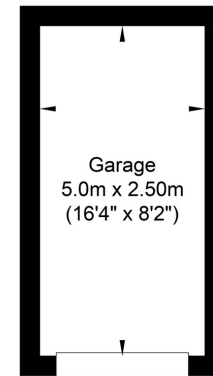
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Ground Floor
Approximate Floor Area
451.54 sq ft
(41.95 sq m)



First Floor
Approximate Floor Area
386.96 sq ft
(35.95 sq m)



Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)



Approximate Gross Internal Area (Excluding Garage) = 77.90 sq m / 838.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate



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