

Anvils, St. Nicholas Lane, Shoreham, West Sussex BN43 5NH
Offers Over £700,000

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The Property & Area

Nestled in the picturesque setting of St. Nicolas Lane, this truly unique three-bedroom detached house presents a rare opportunity to acquire a home of distinct character and charm. Individually designed and built by the current owner in 1987, this property stands proudly on the former historic site of the Old Shoreham Farm House, Forge, and Post Office, a location steeped in local history from the 12th century. This rich heritage adds an undeniable allure to a residence that seamlessly blends modern comfort with a sense of place.

Approaching the property, you are greeted by a secure gated entrance, leading to a private drive that offers ample off-road parking. The convenience continues with a well-proportioned detached garage with rear access, complete with power and light, providing excellent storage or workshop potential. The property boasts beautifully maintained gardens to three sides, offering a tranquil outdoor retreat for relaxation, entertaining, or simply enjoying the sunshine. These outdoor spaces provide a perfect backdrop to this charming home, ensuring privacy and a connection to nature.

Step inside to discover a thoughtfully laid out interior designed for comfortable family living. The accommodation comprises three generous double bedrooms, ensuring ample space for residents and guests alike. The principle bedroom benefits from fitted wardrobes, offering practical storage solutions. The heart of the home is undoubtedly the large lounge diner, a versatile space perfect for both everyday living and special occasions with a lovely wood burner for cosy evenings in. Sliding doors seamlessly connect this area to the garden, inviting the outdoors in and creating an ideal flow for summer gatherings.

The property further benefits from two well-appointed bathrooms, the first floor bathroom featuring both a bath and a separate shower and ground floor shower room & W.C., catering to all preferences and ensuring convenience for a busy household. The kitchen is a functional space, ready for culinary adventures, and is complemented by a separate boot room or utility area, an invaluable addition for managing household chores and providing extra storage. This practical layout enhances the home's liveability and appeal.

The location of this exceptional property is equally compelling. Situated close to the historic St Nicholas Church, residents can enjoy the peace and beauty of this local landmark. The renowned Red Lion pub is also within easy reach, offering a delightful spot for socialising and enjoying traditional hospitality. For those who appreciate the outdoors, a short stroll leads to the scenic river walk and the stunning South Downs, providing endless opportunities for walking, cycling, and exploring the natural beauty of West Sussex.

This unique home represents an outstanding opportunity to acquire a distinctive property in a highly desirable location. Early viewing is highly recommended to fully appreciate the unique qualities and lifestyle this home offers. For more information or to book to view please get in touch with our Shoreham office on 01273 661 577.

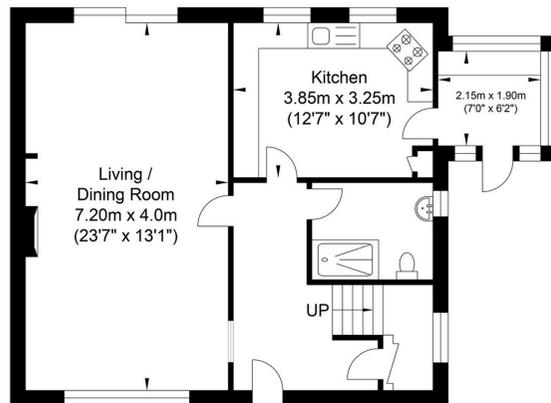
Material Information

Tenure - Freehold
Council Tax Band - E
EPC - C

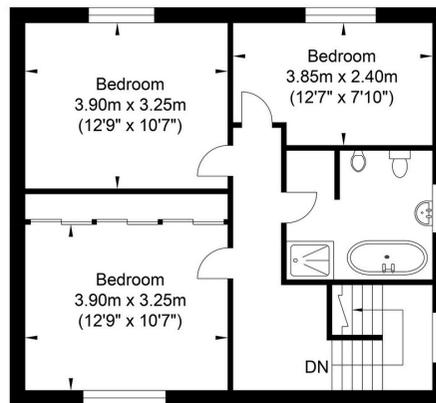


Floorplan

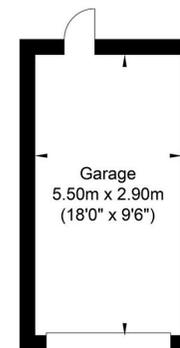
Saint Nicholas Lane, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
665.42 sq ft
(61.82 sq m)



First Floor
Approximate Floor Area
623.01 sq ft
(57.88 sq m)



Garage
Approximate Floor Area
171.68 sq ft
(15.95 sq m)



Approximate Gross Internal Area (Excluding Garage) = 119.70 sq m / 1288.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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