



62 The Meadway, Shoreham-By-Sea, West Sussex BN43 5RP

Guide price £675,000

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Middleton Estates are delighted to offer this fantastic family home located on one of Shoreham Beach's popular residential roads. Approaching the property from the front via a block paved driveway, with garage to the right-hand side and main entrance and side gate to the left-hand side of the property.

Entering through the front door and into the hallway, there are stairs to the left leading to the first floor with the 3 bedrooms, bathroom and en-suite to master. From the right of the hallway is the spacious, modern fitted kitchen, to include integral fridge/freezer and dishwasher. The kitchen also doubles up as a large dining area, making this the perfect space to entertain friends and family.

The lounge is located to the rear of the property with double doors leading out onto the garden of patio laid to lawn. The ground floor further benefits from a separate utility room with door leading to the garden and into the garage.

The first floor comprises of 2 double bedrooms, one currently used as a study and family bathroom. To the front of the property is the large master bedroom with en-suite, built in wardrobes and Juliet balcony facing south.

This modern property is situated within walking distance to the sea front and to the footbridge over the River Adur leading to Shoreham High Street where there is a plethora of local shops, cafes and restaurants.

Entrance Hallway

Reception Room

20'8" x 11' (6.30m x 3.35m)

Kitchen / Dining Area

14' x 14'4" (4.27m x 4.37m)

Utility Room

9'6" x 10'5" (2.90m x 3.18m)

Downstairs WC

Landing

Bedroom 1

18'8" x 14'6" (5.69m x 4.42m)

Bedroom 2

11' x 9'5" (3.35m x 2.87m)

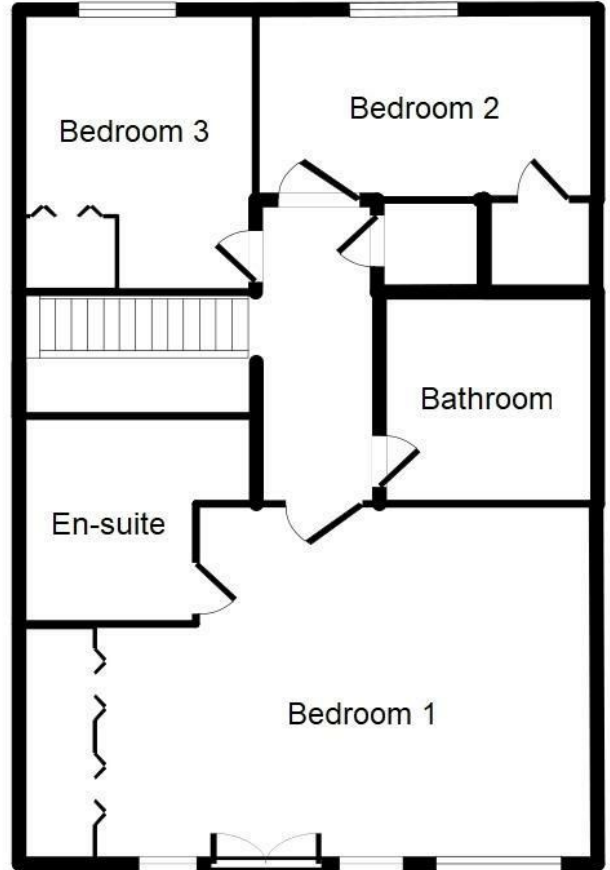
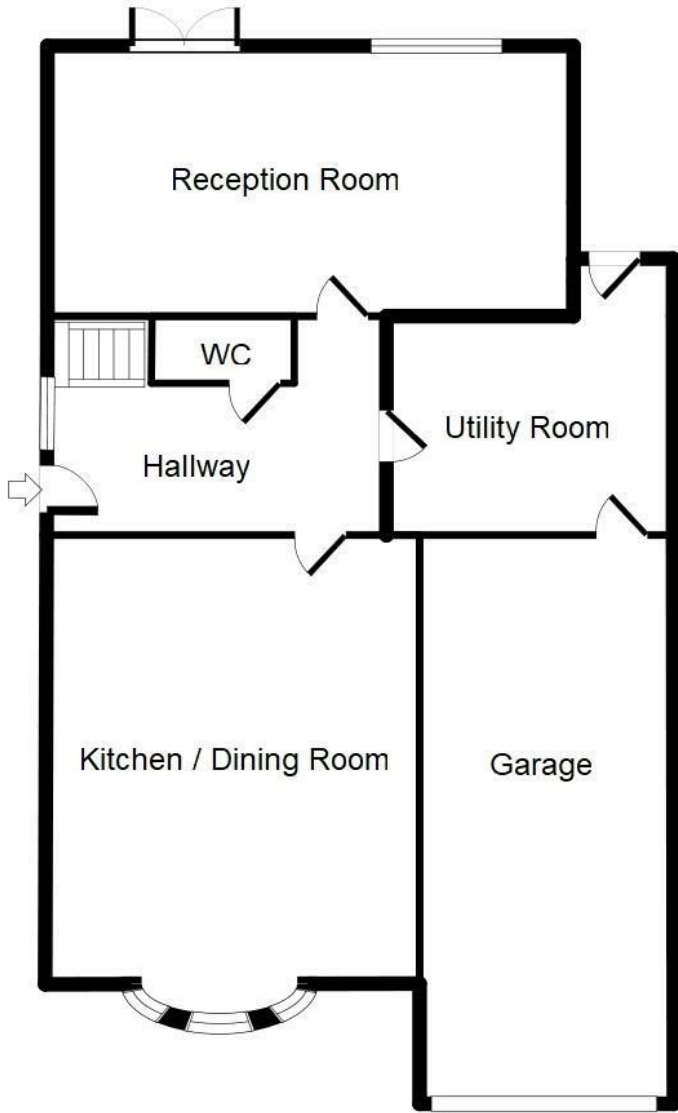
Bedroom 3

10'10" x 8' (3.30m x 2.44m)

Bathroom

Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC		