

16 Shirley Close, Shoreham-By-Sea, BN43 6YH

Spencer
& Leigh



16 Shirley Close,
Shoreham-By-Sea, BN43 6YH

Offers Over £350,000 - Freehold

- Semi detached home
- Two good size bedrooms
- 13' Living room with separate dining area
- 13' Modern fitted kitchen
- Quiet cul-de-sac location
- Excellent potential to extend STNC
- Level rear garden with useful storage shed
- Private driveway
- Close to popular local schools, road networks and amenities
- Internal inspection highly recommended

Tucked away in this peaceful cul-de-sac positioned just off of Kingston Lane is this two-bedroom semi-detached home. The accommodation features an entrance porch, two reception rooms, a galley-style kitchen and two decent size bedrooms. In our opinion the property is presented in very good condition with the added benefit of the potential to be extended, subject to the required consent. The location is considered to be very good having easy access to local schools, amenities and road networks. Outside the rear garden is level and mainly laid to lawn with hedge borders and a useful large storage shed. Additionally, parking is provided by a lengthy private driveway. Exclusive to Spencer & Leigh.



Shirley Close is a popular location in east Shoreham having good access to local amenities such as the Holmbush Centre, with a large Tesco's, Marks & Spencer & NEXT store. Local road networks are easily accessible, as are bus services from the end of the road. Local schools catering for all ages including Shoreham Academy are within easy reach.



Entrance
 Entrance Hallway
 Reception Room
 13'1 x 11'1
 Dining Room
 7'10 x 5'10
 Kitchen
 13'1 x 7'6
 Stairs rising to First Floor

Bedroom
 16'4 x 9'6

Bedroom
 12'9 x 9'2

Family Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band B: £1,796.98 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and un-restricted on street parking

Broadband: Standard 16 Mbps, Superfast 55 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: www.spencerandleigh.co.uk



Council:- Adur
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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& Leigh**

Shirley Close



Ground Floor
Approximate Floor Area
399.87 sq ft
(37.15 sq m)

First Floor
Approximate Floor Area
374.69 sq ft
(34.81 sq m)

Approximate Gross Internal Area = 71.96 sq m / 774.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.