



- 4/5 BEDROOM DETACHED HOUSE
- 2/3 RECEPTIONS
- OPEN PLAN LOUNGE
- BEAUTIFUL PROPERTY

Steining Road, Shoreham-by-Sea, BN43 5NG

£800,000 oieo

W Welch Estate Agents are delighted to offer for sale to the open market this beautifully presented 4/5 bedroom detached family home PLUS Two bedroom separate annex positioned on the River Adur with walks up to the South Downs. Perfectly located to provide easy access to the A27 and within walking distance to Shoreham mainline railway station.

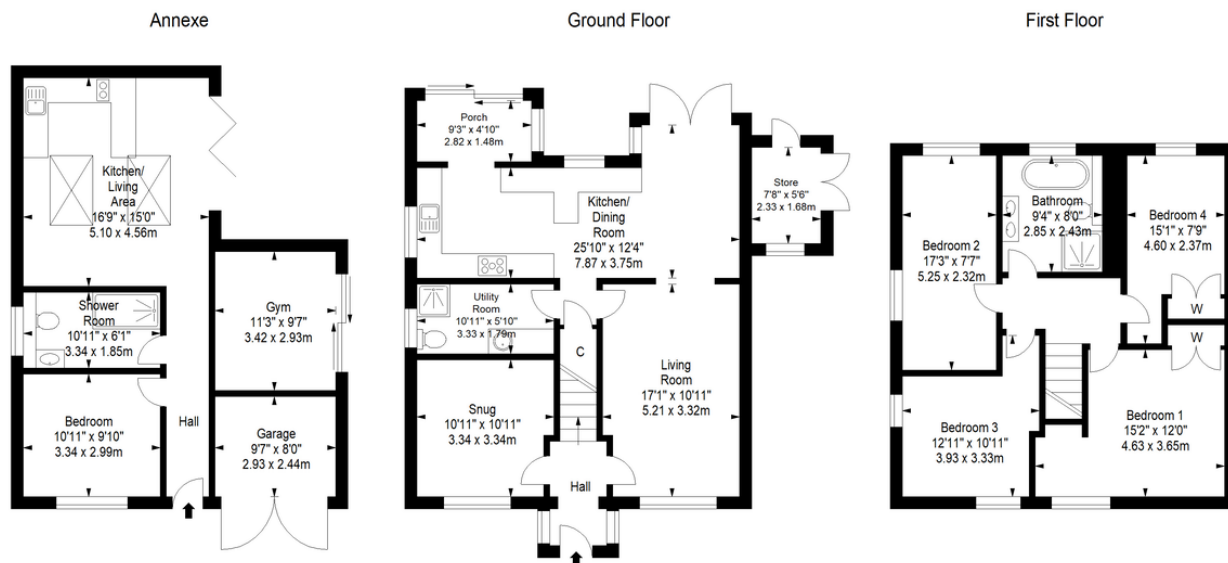


Property Description

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Approximate gross internal floor area 208.3 sq m/ 2242.2 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements