



Church Green  
Shoreham-By-Sea

£300,000

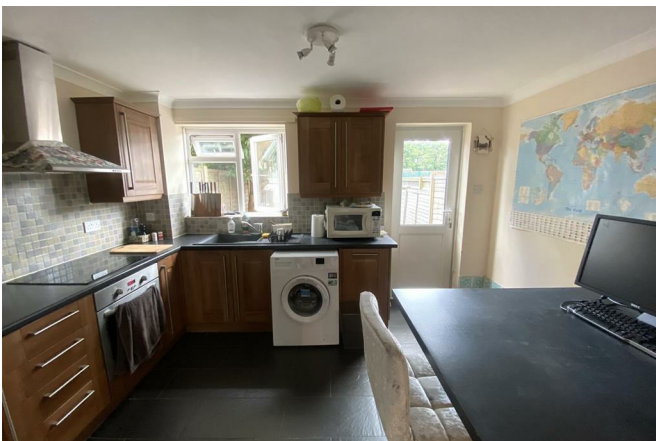
HEALY  
& NEWSOM

EST. 1990

\*Tenant in situ\*

A bright and spacious two-bedroom terraced house, situated in a popular Shoreham location. Well presented throughout, the property comprises a generous size open plan kitchen/living room, two bedrooms and a family bathroom.

Furthermore, the property has ample built-in storage, a favoured south facing garden and benefits from an allocated parking space.



# Church Green, , BN43 6JU

## Location

Church Green is in a popular residential area in Shoreham-by-Sea. Kingston beach is a 15 minute walk away. Holmbush shopping centre is a few minutes' drive with a large Tesco, Next & M&S. The property has good primary and secondary schools nearby.

## Accommodation

Lawton and Dawe are pleased to have for sale this bright and spacious two-bedroom terraced house. On the ground floor you are met with a generous size open plan kitchen/living room space which is well equipped with an integrated fridge/freezer, washing machine and dishwasher. Coming off the kitchen you have a patio door that leads into the south facing garden.

Moving upstairs you will find the master bedroom at the front of the property, which is a comfortable double benefiting from a built-in wardrobe. At the back of the property, you have

the second bedroom which can be used as a children's bedroom, spare room or office space. The bathroom is also located upstairs with a shower over bath, toilet and hand wash basin.

The property also benefits from an allocated parking space.

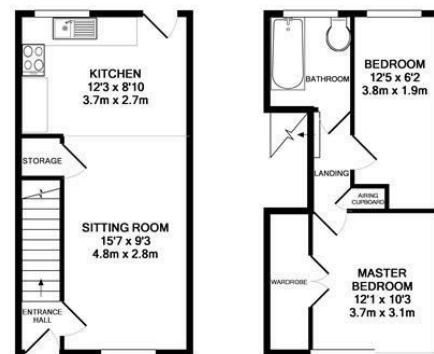
## Additional information

EPC rating: D

Internal measurement: 580 Square feet / 53.9 Square metres

Tenure: Freehold

Council tax band: C



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.0 SQ.M.  
(302 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 25.9 SQ.M.  
(279 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.9 SQ.M. (580 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2012



### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

# HEALY & NEWSOM

EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk