

Hyman
Estate & Letting



Hill
Agent



7 Oxen Court, Oxen Avenue, Shoreham-by-Sea, BN43 5AS

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£400,000

“ A very well presented THREE BEDROOM family home located near the high street and train station ”

Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM family home within a popular area of Shoreham.

On the ground floor the property benefits from a large through lounge dining room with a door to a modern kitchen including integrated washing machine and dishwasher, there is also a handy ground floor cloakroom. The first-floor benefits from three bedrooms and a shower room.

The outside comprises of an easy maintenance rear garden having a gate leading to the garage in a nearby compound.

Located within a highly popular area and being close to Shoreham high street and mainline train station this property is an ideal purchase for families and commuters.

Sold with no chain.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from having a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Three-bedroom family home
 - Large through lounge diner
 - Well-presented kitchen
 - Ground floor cloakroom
 - Shower room
 - Garage in compound
 - Close to town centre and train station
 - No chain



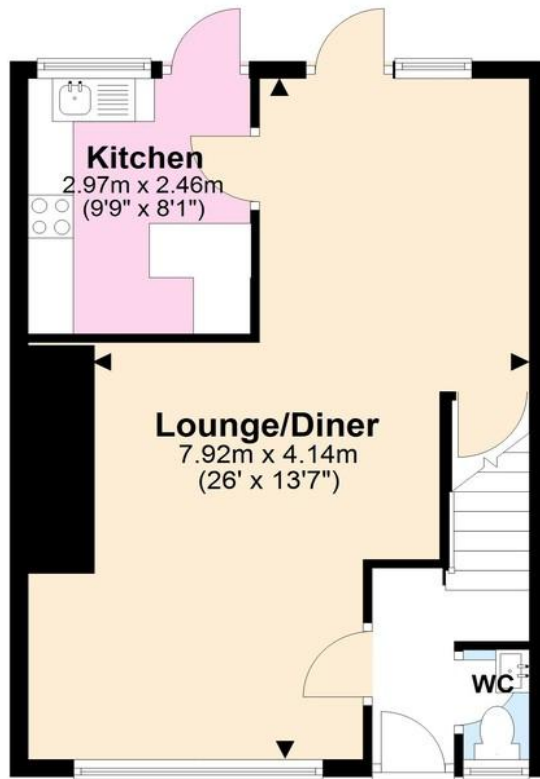




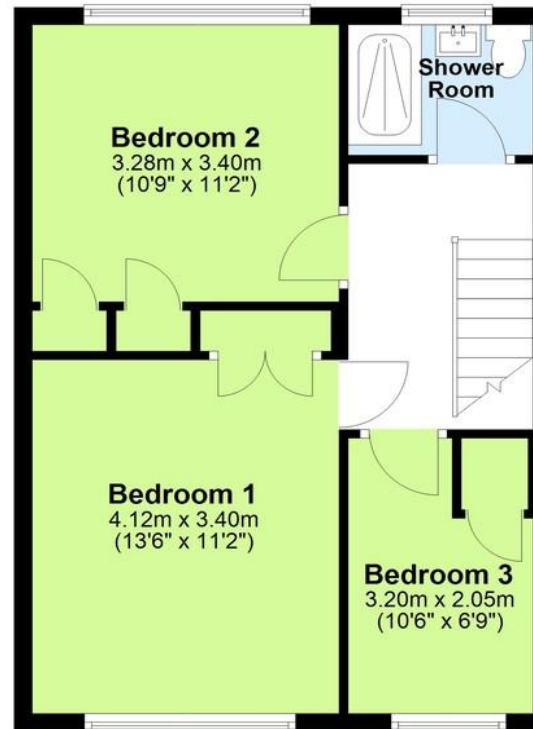




Ground Floor



First Floor



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potent
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: C

Tenure: Freehold

Local Authority: ADUR



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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