





# 243 Old Shoreham Road

Brighton, BN42 4LR

**Asking price £495,000**

An opportunity to purchase this extended 3 bedroom, 2 bathroom semi-detached family home with a large open plan kitchen family room at the rear leading out onto the garden.

This home has accommodation arranged over 2 floors and comprises of entrance hall, living room, large kitchen/family room, ground floor shower room. On the first floor there are 3 bedrooms and a family bathroom. The property has a very well maintained private rear garden with a garage and there is off road parking to the front.

Shoreham Academy is within close distance as is Southwick Square with all its local shops, restaurants, take-aways and convenience stores. Other amenities include library, health and community centre, railway station and doctors surgery, further shopping facilities can be found and the Holmbush shopping centre with its range of superstores and adjacent community swimming pool. Within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Southwick Town centre and mainline railway station, Hove and Brighton. Local schools include Eastbrook, Mile Oak Primary, Holmbush Primary, PACA (Portslade Aldridge Community Academy) and Shoreham Academy.



- Semi-Detached
- 2 Bathrooms
- Garage
- Beautiful Open Plan Kitchen
- 3 Bedrooms
- Driveway
- Large Garden
- Living Room

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

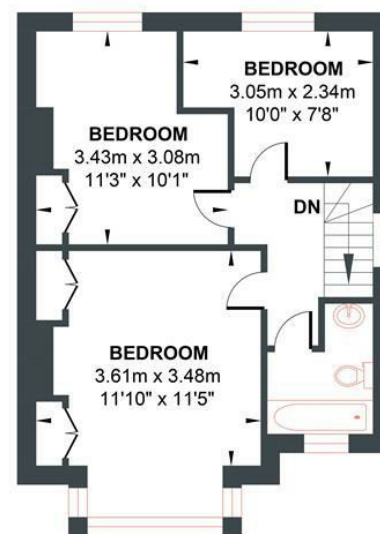
## OLD SHOREHAM ROAD

Approximate Gross Internal Area = 104.32 sq m / 1122.89 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
 706.32 sq ft  
 (65.62 sq m)



FIRST FLOOR

Approximate Floor Area  
 416.56 sq ft  
 (38.70 sq m)

