



Brighton Road, Shoreham, BN43
£425,000 - £450,000

**ASTON
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Sales and Lettings

INTRODUCING

Brighton Road, BN43

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms
1168 Sq Ft | Shoreham

Facing south with uninterrupted sea views and easy access to the vibrant community lifestyle of Shoreham Village, this three/four-bedroom family home offers exceptional value for its location. It sits on the seafront road close to the Carats Café crossing where the beaches are clean and quiet compared to neighbouring Brighton & Hove. The eclectic mix of shops, bars, foodie pubs and restaurants of Shoreham Village are within walking distance, as are some excellent schools, so this is the ideal home to raise your family in comfort by the sea.

- South-facing three/ bedroom Victorian family home
- End of terrace
- 100ft Garden
- Uninterrupted sea views
- Excellent schools nearby
- Vibrant family friendly community
- Close to commuter transport links and Shoreham Village





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The house is spacious and naturally light, raised above the road and set back for privacy from passers-by. It is classically Victorian with canted bay windows dressed in stylish shutters with sashes now replaced with energy efficient double glazing for added warmth and quiet.

Stepping inside, it is clearly a well-maintained home with a fresh decoration allowing you to move straight in with ease. There are two reception rooms on the ground floor, although the layout is hugely versatile should you prefer to use the second room as a fourth bedroom or generous home office for two. There is space for both sofas and a dining table in the living room, if need be, or the kitchen has a breakfast bar for informal dining too. White walls and grey composite wood flooring brightens each space further, while the southerly aspect ensures natural light filters through all day during high season. It could also be an ideal to 'knock through' to make one large and sociable space – all food for thought.

To the rear, the kitchen feels streamlined and sunny with French doors leading out to the garden, becoming an extension of the home during the warmer weather. At approximately 100 feet long, the garden is a wonderful place for children to play or for summer barbecues and gatherings – and being open to the west, it catches plenty of sunshine. Paved and decked, it is also nicely low maintenance for the modern lifestyle – yet there is plenty of scope to add colour and fragrance with potted plants and trees.

Upstairs on the first floor, there are two beautiful double bedrooms, one sharing the bay window and southerly aspect as the living room to the front and the other enjoying peaceful views across the garden and the local leafy landscape. The larger room also has a wall of built-in wardrobes to maximise the space and they share use of the family bathroom which has been recently renovated to include a freestanding claw-foot, roll-top bath and a separate shower, alongside dual sinks built-in to a marbled vanity unit.





The principal bedroom spans the second floor where you can tuck yourself away from the hubbub of family life to truly relax and stargaze from the Velux window as you drift off to sleep – bliss.

Vendor's comments

"This is a fantastic area for families as there is a real sense of community, and the local schools are excellent. We often take the children on their bikes down to the locks and then the beach where you can get a cooked breakfast or a coffee from renowned Carats Café, and the parade of shops by the green has every amenity you could wish for."





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LOCATION GUIDE

Good to Know

Shops: Lidl 5 min walk, Shoreham Village 2 min drive/15 min walk

Train Station: Shoreham Station and Southwick Station 10-15 min walk each

Seafront or Park: Seafront opposite, Southwick Green 5 min walk

Education

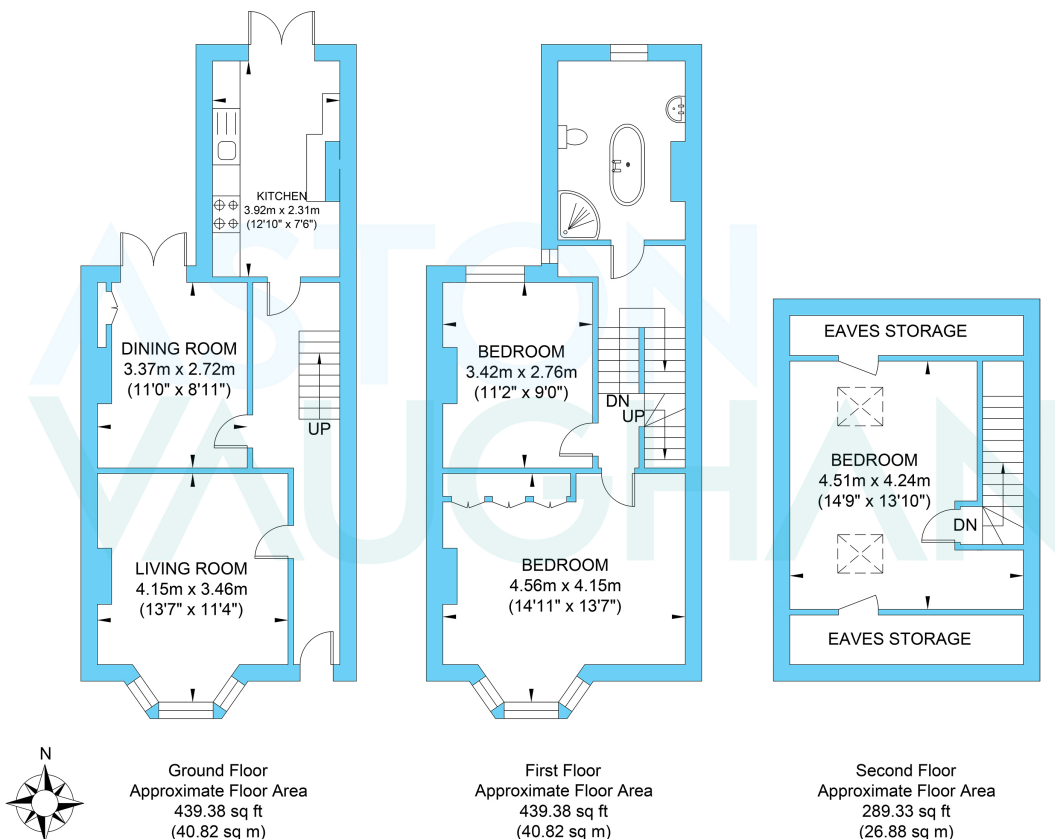
Primary: Glebe Primary School

Secondary: Shoreham Academy, Sir Robert Woodard Academy

Private: Shoreham College

Quietly situated, this well-designed home is brilliantly located on the border of Southwick and Shoreham, with their great schools, parks, shops, river and beach, so should appeal to all generations! The vibrant City of Brighton and Hove is within easy reach and Southwick Station and the A23 are right on the doorstep for those needing fast links to the Airports or London.

Brighton Road



Approximate Gross Internal Area = 108.52 sq m / 1168.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.