



**JAMES & JAMES**  
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28 Ravensbourne Avenue

, Shoreham-By-Sea, BN43 6AB

Offers in the region of £650,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this chain free 2/3 bedroom detached house in one of Shoreham-by-Sea's most premier roads.

The accommodation in brief comprises entrance hall, ground floor cloakroom, double aspect lounge/diner, separate dining room, kitchen/breakfast room, outer lobby onto garden room with integral door to double length garage and workshop.

To the first floor there are two double bedrooms, and a modern family bathroom, whilst externally the front garden is laid to brick block paving providing ample off road parking with an area of lawn, and the rear garden is a particular feature of the property having been landscaped and laid to lawn and enclosed by timber fencing.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Located in the popular area of Shoreham-By-Sea, and the sought-after Ravensbourne Avenue, just a stones throw from Buckingham Park and a few minutes to the beach, the property is within the catchment area for the local schools, within easy access to the train station and bus routes and only a short walk to the local shops on the high street.

Entrance hall  
15'11 x 5'2 (4.85m x 1.57m)

Ground floor W.C.





Double aspect lounge/diner  
20'10 x 11'0 (6.35m x 3.35m)

Dining room  
11'3 x 8'1 (3.43m x 2.46m)

Kitchen/breakfast room  
11'10 x 9'3 (3.61m x 2.82m)

Outer lobby  
10'10 x 4'11 (3.30m x 1.50m)

Garden room  
12'0 x 5'9 (3.66m x 1.75m)

Double garage  
33'3 x 9'3 opening to 14'5  
(10.13m x 2.82m opening to  
4.39m )

First floor landing

Bedroom one  
15'10 x 11'6 (4.83m x 3.51m)

Bedroom two  
11'10 x 11'5 (3.61m x 3.48m)

Family bathroom  
8'11 x 7'1 (2.72m x 2.16m)

Ample off road parking

Front garden

Landscaped rear garden

## Floor Plan

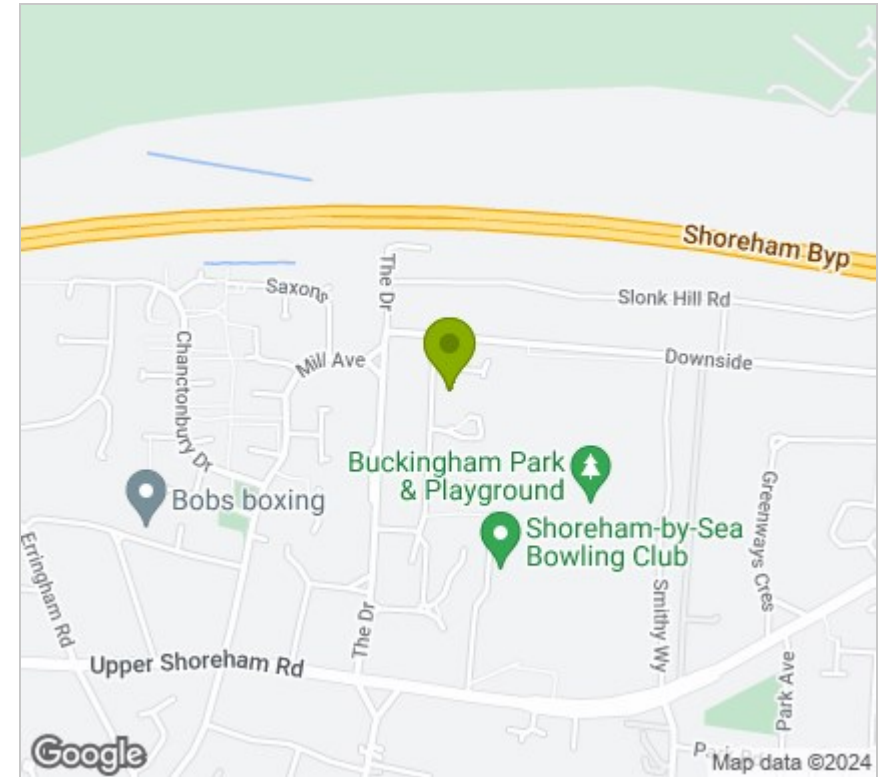


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

