



hamlyn
smith.


Old Shoreham Road, Shoreham-By-Sea, BN43 5TA

Guide price
£400,000 - £425,000

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 3 Bedrooms

 2 Receptions

 1 Bathroom

****Guide price £400,000 - £425,000**** A beautifully presented three-bedroom home in Shoreham-by-Sea, with a fantastic south-west facing garden. This red-brick, terraced, three-bedroom house is moments from Shoreham High Street and the River Adur and is a smart-looking property which stands back from the road with a pretty front garden.

- Three bedroom terraced house
- Close to Shoreham town centre
- South West facing garden with rear access
- Recently refurbished
- Open plan living/dining
- Well presented throughout



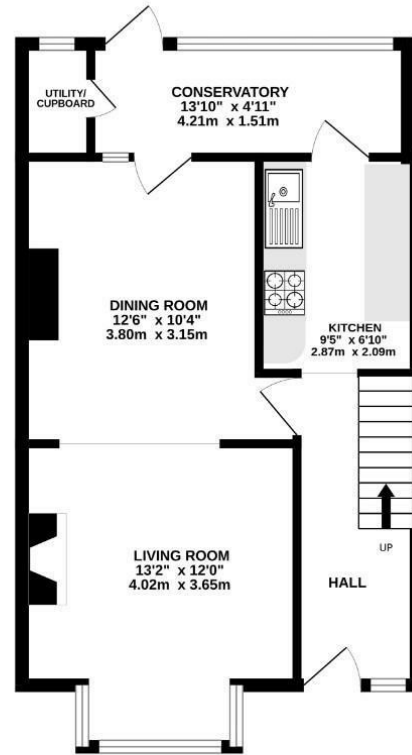


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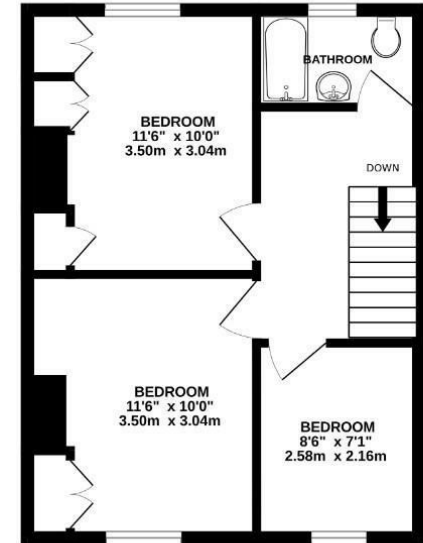
Inside, you find yourself in a wide entrance hall with sightlines through the kitchen, to the conservatory, with glimpses of the garden beyond. To your left is the living/dining room; a dual-aspect room, with a living area at the front and a dining area at the rear. The living area has a lovely cast-iron gas stove and a square bay window. In the kitchen there are gorgeous forest green cabinets with a solid walnut counter and engineered wood floors stained in a black finish. There is an electric hob (option for gas), space for a freestanding cooker, a fridge freezer and a washing machine, while the tumble dryer is currently tucked away in a utility cupboard off the conservatory, where there is also lots of useful shelving and the Ideal combination boiler. The conservatory is across the full width of the house and opens to the garden which is over ten metres (30 feet) long. There is rear access to the garden which is invaluable for avoiding bringing mess through the house, as any keen gardener will know!

Additional information: Other houses on the street have converted their front gardens to allow for off-street parking. The house has double-glazed windows throughout. There is a boarded loft space with a pull-down ladder and electric light.

Nestled between the sea and the South Downs, Shoreham-by-Sea is a bustling community, with numerous restaurants, pubs and cafés. From the house you can use a cut-through to walk to the river in moments. The Ropetackle Arts Centre is a multi-award-winning venue, hosting live music, comedy, family theatre, film and literary events. The Holmbush shopping centre is also close by, where there is an M&S, Next and a large Tesco. With Brighton and Hove just along the coast and the South Downs close by, the location offers access to city living with all the recreational possibilities of the countryside on your doorstep. The Downs Link Path can be joined a few minutes from the house and is suitable for walkers and cyclists alike, running north along the banks of the River Adur, and joining the South Downs Way near Upper Beeding.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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