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MAKING BIG MOVES, TOGETHER

ROYAL BEST



Beach Green . Shoreham

offers in the region of **£850,000**



5+



West



2-3



4-5



2

# PROPERTY OVERVIEW

A generous family home with four / five bedrooms and nicely arranged versatile living space, a sociable garden with outbuilding and parking for various vehicles. Located a short walk to the Beach and the heart of Shoreham.

Russ (Royall Best) says this is fantastic family house perfect for entertaining and enjoying relaxing summers evenings, the big driveway has plenty of space all the family and outdoor equipment.

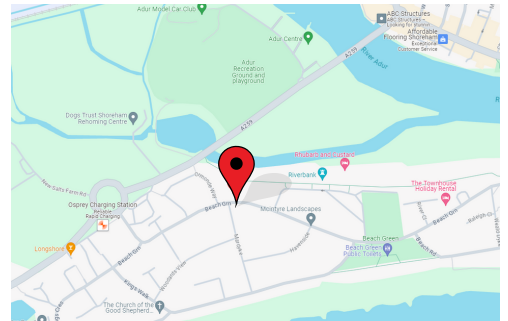
Lucie (Royall Best) Loves the Beach position and bright living family space, the main bedroom has the feel of a hotel suite



## KEY POINTS

- 4/5 bedroom semi-detached house
- Versatile family home
- South / West dual aspect lounge
- Modern kitchen / Dining room
- Main bedroom with dressing area and en-suite
- Secluded garden with Westerly side patio
- Outbuilding ideal for a studio workspace
- Paved driveway for multiple vehicles
- Shoreham Beach location
- 10-15 minute walk to Shoreham High Street

## MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	82

## PROPERTY FLOOR PLAN

Beach Green, Shoreham-by-Sea, BN43

Approximate Area = 1827 sq ft / 169.7 sq m  
 Outbuilding = 380 sq ft / 35.3 sq m  
 Total = 2207 sq ft / 205 sq m  
For identification only - Not to scale

