



PEAR
PROPERTIES

165 Brighton Road, Shoreham-By-Sea

Shoreham-By-Sea

Offers Over £375,000



165 Brighton Road

Shoreham-By-Sea, Shoreham-By-Sea

Beautiful 3-bed semi-detached house with modern kitchen, serene views of greenspace, and south-facing garden with patio and lawn. Resin driveway for 2 cars adds convenience to this family-friendly home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Semi Detached House
- Well Presented Throughout
- Open Plan Kitchen/Dining Room
- Living Room
- Modern Fully Tiled Bathroom
- Delightful Views of Protected Greenspace Opposite
- South Facing Rear Garden
- Resin Driveway with Parking for Two Cars



Hallway

5' 7" x 14' 7" (1.69m x 4.44m)

A welcoming entrance hall with stairs leading to first floor.

Living Room

13' 3" x 11' 2" (4.03m x 3.41m)

A charming and cosy living room with bay window providing delightful views of the fields opposite.

Kitchen/Dining Room

17' 5" x 12' 2" (5.31m x 3.70m)

This beautifully designed kitchen/dining room has been thoughtfully knocked through, the space feels bright, airy, and ideal for both everyday family life and entertaining. The sleek, modern kitchen features integrated hob and high level oven, glossy cabinets, and ample countertop space, creating a clean and contemporary feel. The open layout seamlessly flows into the dining area, which offers plenty of room for a good size dining table and has cleverly designed cabinetry built in to the alcoves. Double French doors lead out to the garden.

Bedroom One

13' 2" x 12' 6" (4.01m x 3.80m)

A good size double bedroom with window overlooking the garden.

Bedroom Two

11' 2" x 11' 7" (3.40m x 3.54m)

A further good size double bedroom with window overlooking fields opposite.

Bedroom Three

8' 0" x 8' 1" (2.45m x 2.47m)

A single bedroom with window overlooking fields opposite.

Bathroom

6' 11" x 5' 6" (2.12m x 1.67m)

Fully tiled modern white suite comprising bath with electric shower over, vanity sink unit, WC and chrome heated towel rail.



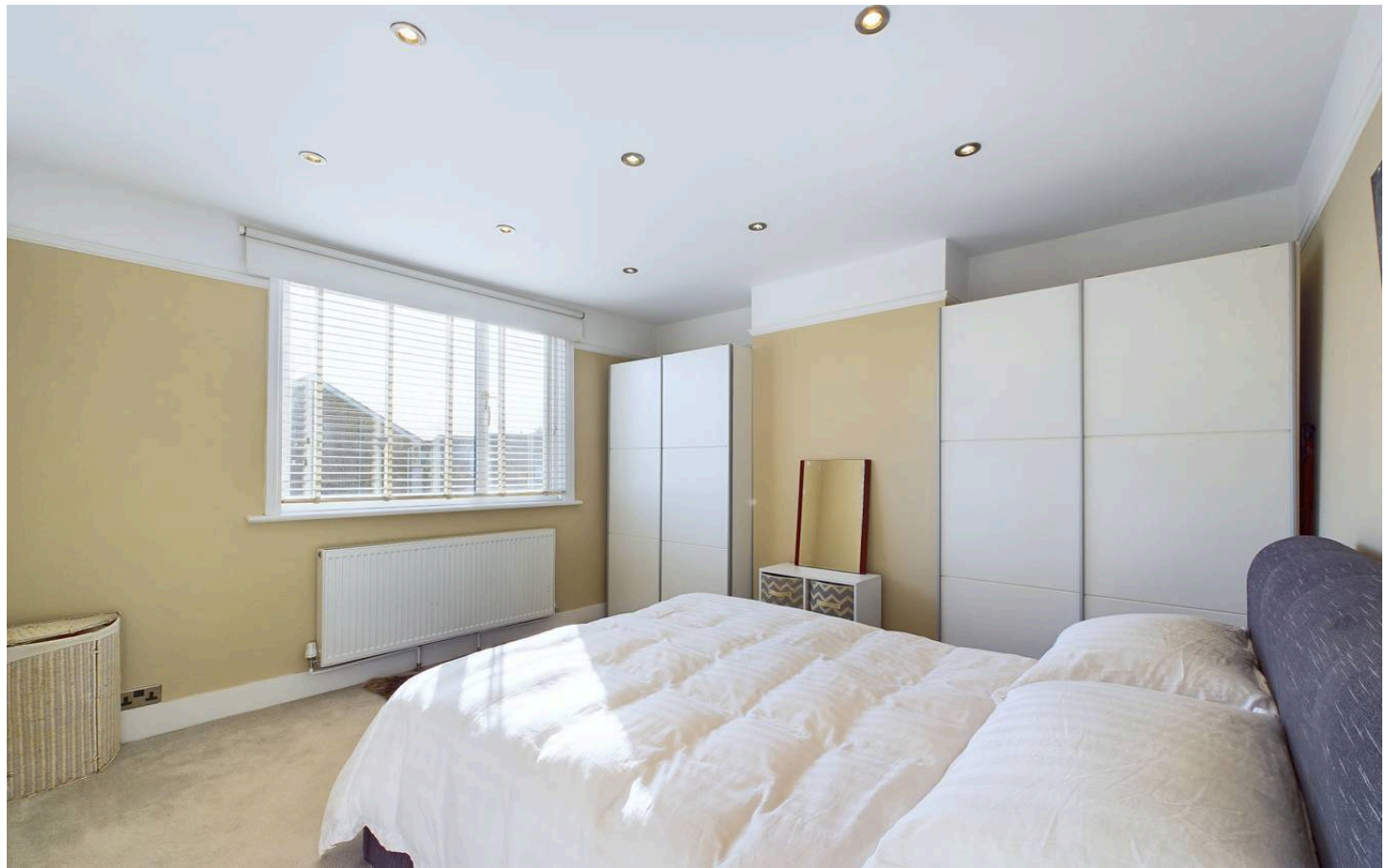
GARDEN

A delightful, easy to maintain, south facing rear garden comprising large patio seating area with the remainder being laid to lawn. Side gate access.

DRIVEWAY

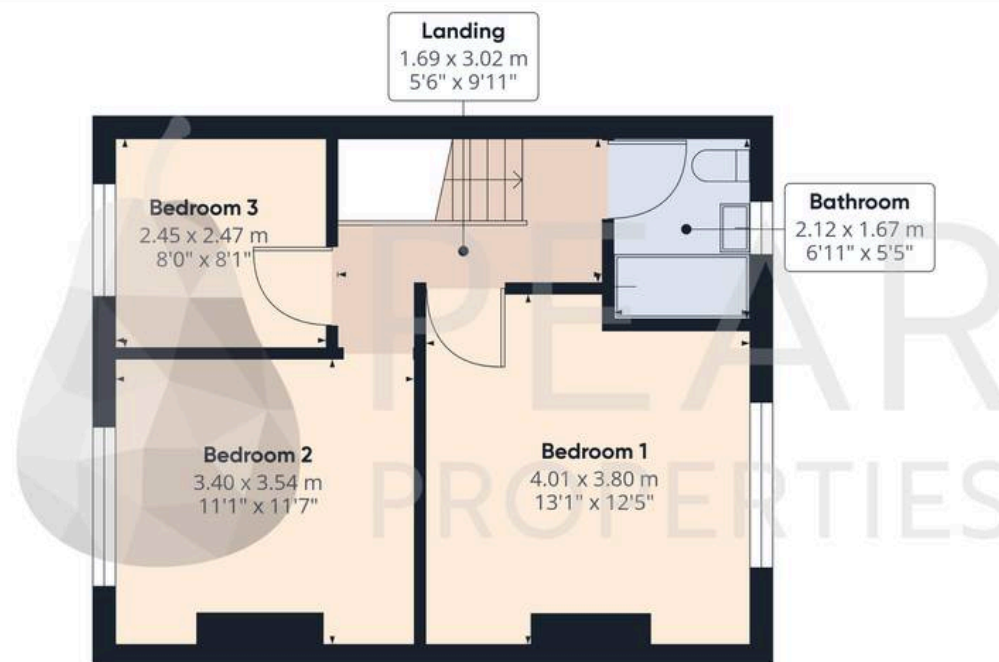
2 Parking Spaces

Resin driveway providing off road parking for two cars.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

80.88 m²

870.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk