



Oxen Avenue, Shoreham-By-Sea BN43 5AF

welcome to

Oxen Avenue, Shoreham-By-Sea

A opportunity to purchase this rarely available 3 bedroom, double fronted detached family home with real curb appeal situated in one of Shoreham's most sought after roads. We advise early viewing to avoid disappointment.

Entrance Hall

Open staircase to first floor, radiator, heating thermostat, under stair storage cupboard, deep built in cloaks cupboard, downright

Living Room

22' 7" x 12' 9" (6.88m x 3.89m)

Narrowing to 7'8 maximum measurements, a lovely triple aspect room having mainly west aspect with a feature full width window overlooking the rear garden, 2 radiators, sliding door leading to a covered outside area with steps leading to the rear garden.

Dining Room

14' 8" x 11' 9" (4.47m x 3.58m)

Into attractive bay window to the front and overlooking the front garden, fireplace, feature Herringbone style solid wooden floor, serving hatch the kitchen, radiator.

Kitchen

12' 8" x 9' 8" (3.86m x 2.95m)

Dual aspect overlooking the rear garden and the side, wall and base units, sink unit and drainer, plumbing for dishwasher, space for oven, space for fridge, part tiled splash backs, cupboard with hot water tank and shelving, tiled floor, door to garage, door to conservatory.

Conservatory

10' 4" x 6' 4" (3.15m x 1.93m)

UPVC, overlooking rear garden with doors to either side giving access to the outside space.

Bedroom 3

14' 8" x 10' 5" (4.47m x 3.17m)

Into attractive bay into to the front and overlooking the front garden, radiator

Bathroom

With suite comprising of a panelled bath with electric shower an screen, pedestal wash hand basin, low level WC, tiled floor, part tiled splash backs, radiator, downlighers, 2 windows to rear

First Floor Landing

Approached by a central staircase with smoke alarm, double built in wardrobe cupboards, bookshelves adjacent, hatch to loft space

Bedroom 1

15' 2" x 10' 9" (4.62m x 3.28m)

Plus eaves recess, a bright easterly aspect room to front, 2 double and 1 single built in wardrobe cupboards, radiator, raised bed with storage, part sloping ceiling.

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

Westerly aspect overlooking the beautiful rear gardens, 2 double and 1 single built in wardrobe cupboards, recess for bookcase, radiator.

Bathroom 2

Modern suite comprising of tiled panelled bath with mixer tap and hand shower attachment, tiled shelf, pedestal wash hand basin, low level WC, part sloping ceiling, tiled splash backs, radiator, window to rear

Front Garden

Established front garden, with central path leading to the front door with welcome light, paved driveway leading to the garage

Seperate Side Area

Approximately 30' x 20' with lighting and power,

landscaping, this area could be utilised for extension (STC)

Rear Garden

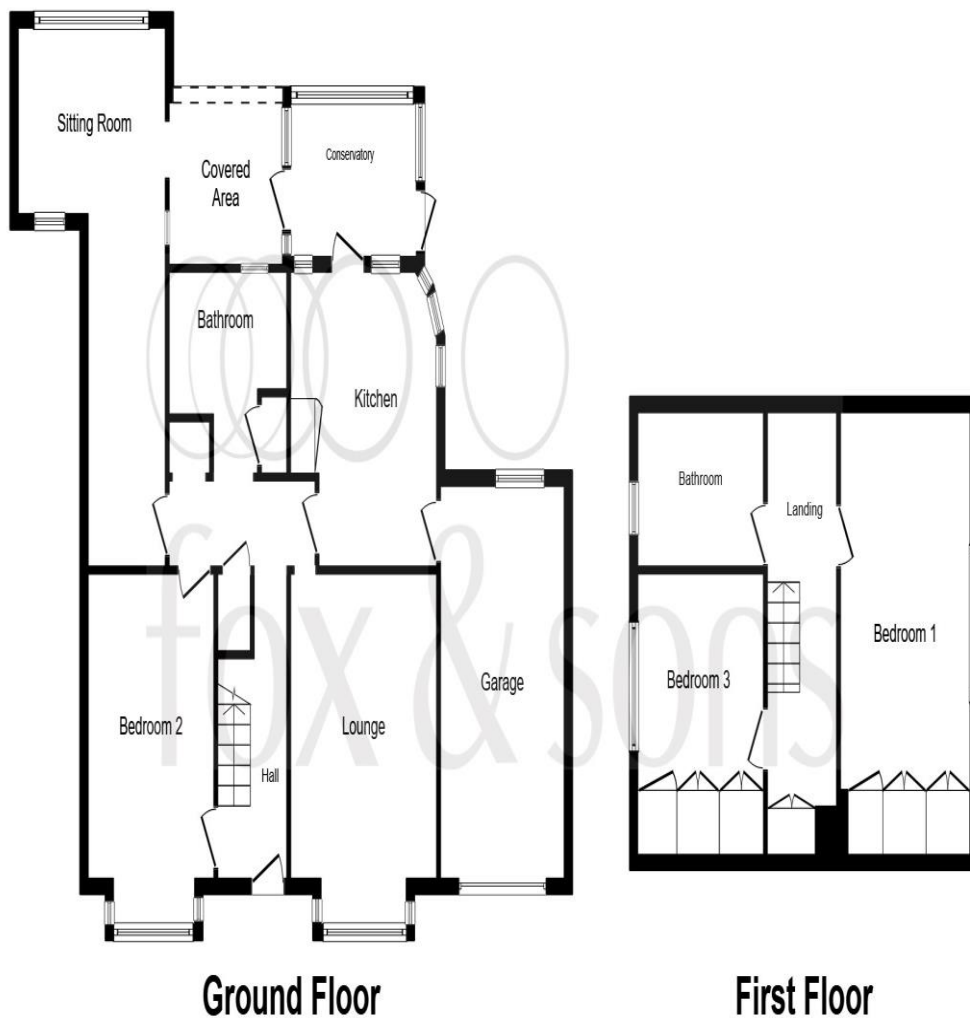
60' x 40' (18.29m x 12.19m)

A favoured and very well established westerly rear garden, mainly laid to lawn with well stocked borders with high trees giving feeling of seclusion, timber tall shed, covered seating area overlooking the rear garden from the main house, outside lighting, outside tap, additional paved seating area approximately 22'x12' with gate leading to the front

Garage

17' 2" x 8' 3" (5.23m x 2.51m)

Approached via private driveway with up and over door, light and power, dual aspect overlooking rear garden and to the side, sink, plumbing for washing machine, Vaillant gas fired boiler installed in 2019



Total floor area 157.0 sq. m. (1,690 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com



welcome to
Oxen Avenue,
Shoreham-By-Sea

- DOUBLE FRONTED HOME WITH CURB APPEAL
- FANTASTIC GARDENS
- 3 DOUBLE BEDROOMS AND 2 BATHROOMS
- PRIVATE DRIVEWAY LEADING TO GARAGE
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: Awaited

£725,000



check out more properties at fox-and-sons.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk



Property Ref:
SHM104144 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 461671



Shoreham@fox-and-sons.co.uk



3 The Vinery, St Marys Road, SHOREHAM BY
SEA, West Sussex, BN43 5ZA



fox-and-sons.co.uk