



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

2x 1x 1x

**Middle Road,  
Shoreham-By-Sea, BN43**

**cubitt & west**  
Helping you move forwards



## Main features

- **Very large bedrooms**
- **Inviting hallway with storage**
- **Fully renovated through sellers' ownership**
- **Open plan lounge / dining area into modern fresh kitchen**
- **In popular Shoreham by Sea with fantastic bus links and easy access to A27**

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 13'3 x 11'5 (4.04m x 3.48m)

Dining Area: 9'2 x 8'3 (2.80m x 2.52m)

Kitchen: 10'8 x 10'0 (3.25m x 3.05m)

### FIRST FLOOR

#### Landing

Bedroom 1: 16'5 x 11'0 (5.01m x 3.36m)

Bedroom 2: 10'11 x 9'3 (3.33m x 2.82m)

#### Bathroom

### OUTSIDE

Front & Rear Garden

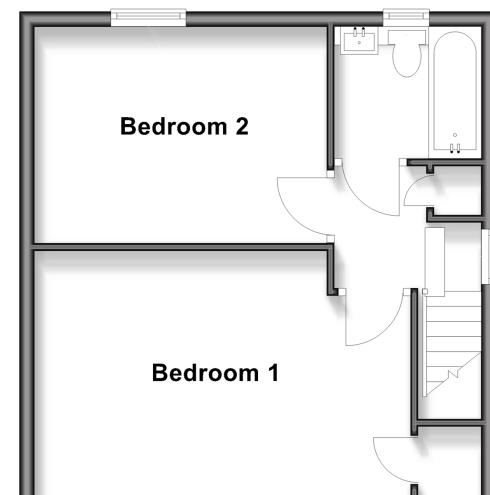
### Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(72)

POTENTIAL:  
B(86)



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