



61 JOHN STREET, SHOREHAM BY SEA



61 John Street Shoreham, Shoreham by Sea

Guide Price £650,000

“Extended 3 Storey Townhouse in a Fantastic Location in Central Shoreham”

EYE FOR DETAIL

This fantastic semi - detached Victorian house has a wealth of period features as well as all of the modern convenience you would want in a family house. You are welcomed by a lovely entrance hallway with stripped wood flooring and an understairs storage cupboard. There is a door through to a lounge diner with feature period style coal effect gas fire and fitted wooden shutters in to the bay window. There is a walkway from the rear of the lounge leading through to an extended and updated kitchen diner with bi-folding doors leading out to the west facing rear garden. There is also a separate utility room with fitted storage cupboards and a GF W.C.

The first floor has 3 double bedrooms all with attractive period cast iron fireplaces and the master bedroom to the front has an en-suite shower and sink. There is also a family bathroom.

There are stairs on this floor with an storage cupboard under that leads to a large loft room currently used as a double bedroom with 6 Velux windows allowing lots of natural light and giving Westerly views towards the South Downs. There is also access to eaves storage space.

Externally to the front the property has a brick wall enclosed front garden with gate to the pathway leading to the front door. The West Facing rear garden is laid to patio with raised planting beds and side access back to the front of the property. There is a large pitched roof timber shed to the rear corner of the garden.

LOCATION - LOCATION - LOCATION

John Street is located right in the centre of Shoreham and is within easy walking distance of Shoreham High Street and the mainline railway station is only a 4 minute walk away.

Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at.

There are also award winning monthly farmers' markets on East Street to explore and enjoy.

Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!





John Street, Shoreham-by-Sea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property information:

Council Tax - Band D

Adur & Worthing District Council

EPC Rating: E

ASK THE OWNER:

Nearest Train Station? Shoreham by Sea.

A local walks? The River Walk is beautiful and runs for miles or the Shoreham beach boardwalk.

Local Supermarkets? Little Waitrose, Co-Op, Tesco and M&S at Holmbush.

Local pubs? The Waterside, The Bridge Inn, The Crown & Anchor & Suters Yard to name just a few.

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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