



**West Street, Shoreham by Sea, BN43 5WF**

Asking Price £500,000





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# West Street, Shoreham by Sea, BN43 5WF

A well presented 3 Bedroom end of terraced house with the benefit of a West Facing Rear Garden, off street parking and a garage located right in the centre of Shoreham.

## The Property

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This end of terraced town centre property has the envious benefit of private off street parking and a garage.

There is an enclosed entrance porch to the front that leads through to the large open plan living living dining area. To the rear of the living space is access to the well fitted kitchen and a double doors leading out to a full width conservatory / breakfast room and access to the ground floor W.C. there is access to the rear garden from the conservatory.

The first floor has 3 bedrooms, one with fitted wardrobes. There is a modern shower room and access to the loft storage space.

Externally there is a West facing rear garden with a patio area immediately adjacent to the rear of the property leading on to a lovely lawn with planting borders and a range of mature trees and shrubs offering privacy. There is a large timber storage shed to the rear of the garden and a door giving access to the back of the garage.

## The Location

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West Street runs North off Shoreham High Street as such, is located right in the heart of the town centre within easy reach of all of the local shops cafes and bars as well as being within easy walking distance of the Railway Station, doctors and library.

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.

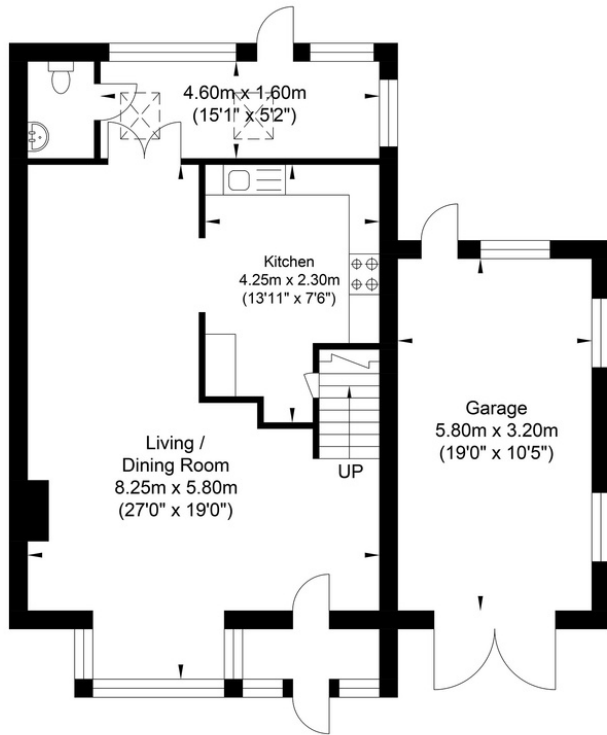
There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



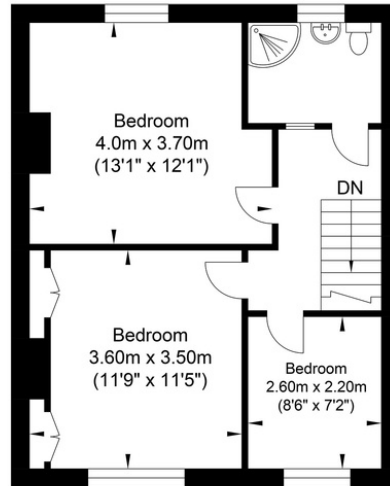




# West Street, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
840.87 sq ft  
(78.12 sq m)



First Floor  
Approximate Floor Area  
458.86 sq ft  
(42.63 sq m)

Approximate Gross Internal Area = 120.75 sq m / 1299.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Property Video

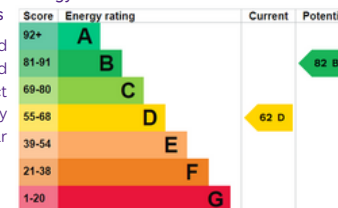
Get in touch to book a viewing or valuation of your own property



### Energy Performance Certificate

#### Agents Notes

Tenure - Freehold  
The Garage is partially built on land owned by the Railway and is subject to a ground rent which is currently £1,200 per year



**Please note:**

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