

**Lavender Hill, Shoreham by Sea, BN43 6JB**  
Offers Over £450,000

# Lavender Hill, Shoreham by Sea, BN43 6JB

## The Property & Area

WELCOME TO LAVENDER HILL, SHOREHAM-BY-SEA. THIS BEAUTIFUL HOUSE OFFERS A PERFECT BLEND OF MODERN LIVING.

From the moment you step through the door, you will be greeted by a warm and inviting atmosphere.

The ground floor of this property features an impressive extended kitchen, providing ample space. The kitchen boasts modern fixtures and fittings, giving it a contemporary and stylish feel. There is also a dining area giving access to the garden.

The spacious living room is flooded with natural light, creating a bright and airy space.

Upstairs, you will find three generously sized bedrooms, all thoughtfully designed with comfort in mind. Each room benefits from large windows, allowing plenty of natural light to stream in. The modern family bathroom is conveniently located on this floor, ensuring convenience.

One of the standout features of this property is the fully usable loft room. Accessed via a staircase on the first floor, this versatile space offers endless possibilities.

It can be transformed into a fourth bedroom (subject to consent) it could be home office, or even a cozy den for relaxation and hobbies. Outside, the property boasts a low maintenance garden, perfect for those with a busy lifestyle.

It provides a super space where you can enjoy al fresco dining, gardening, or simply unwinding after a long day. The private driveway and integral garage offer convenient parking options and is accessed internally through the dining area. Location is key, and this property benefits from a superb Shoreham address.

Situated close to the Holmbush Shopping Centre, you will have an array of shops, cafes. The vibrant town of Shoreham-By-Sea with its stunning beachfront is a short distance away, providing plenty of leisure and recreational options for all ages.

### Material Information:

Tenure: Freehold

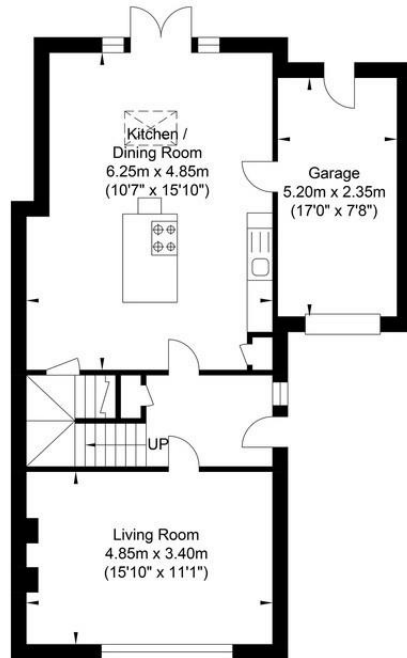
Council Tax Band D

Planning permission granted for a loft extension & garage conversion - Please ask for plans.

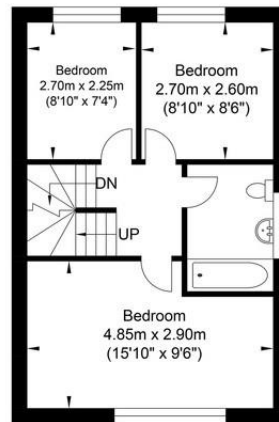




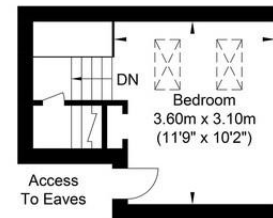
# Lavender Hill, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
716.66 sq ft  
(66.58 sq m)



First Floor  
Approximate Floor Area  
396.75 sq ft  
(36.86 sq m)



Second Floor  
Approximate Floor Area  
162.64 sq ft  
(15.11 sq m)



Approximate Gross Internal Area = 118.55 sq m / 1276.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Oakley**

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## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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