



5 Bridges Bank, Old Shoreham Road, Shoreham by Sea, BN43 5TF

£600,000

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The Property & Area

Welcome to Bridges Bank in central Shoreham by Sea

This immaculate 5 bedroom, 2 bathroom townhouse is now available for sale in the highly sought-after area. With its beautifully remodeled interior, superb location, and convenience to local amenities, this family home offers the perfect combination of luxury, comfort, and practicality.

As you step through the front door, you will immediately be greeted by the bright and spacious interior. The attention to detail in the design and layout of this house is evident, with its stylish touches and modern finishes. The ground floor is home to a lovely kitchen, complete with underfloor heating & bi-fold doors that open up to provide easy access to the garden. There is also a ground floor W.C.

This property offers ample space for a growing family, with 5 generously sized bedrooms. Each room is filled with natural light, creating a warm and inviting atmosphere. The main bedroom boasts an en-suite bathroom, providing privacy and convenience. The additional 4 bedrooms are perfect for children, guests, or even a home office space.

One of the standout features of this town house is the utility room, which provides additional storage and functionality. You will appreciate the convenience of having a designated area for washing, ensuring a clutter-free environment. The property also includes a garage, offering secure parking and extra storage space.

Location is always a key consideration when purchasing a property, and this town house is in a perfect spot. Situated close to the river and the town centre, you will have access to a wide array of recreational activities and amenities. The vibrant and popular Shoreham High Street is just a short distance away, where you can enjoy a variety of shops, cafes, and restaurants. For those who commute, the easy access to the A27 and mainline train station ensures convenience.

Material Information:

Tenure: Freehold

Council Tax: E

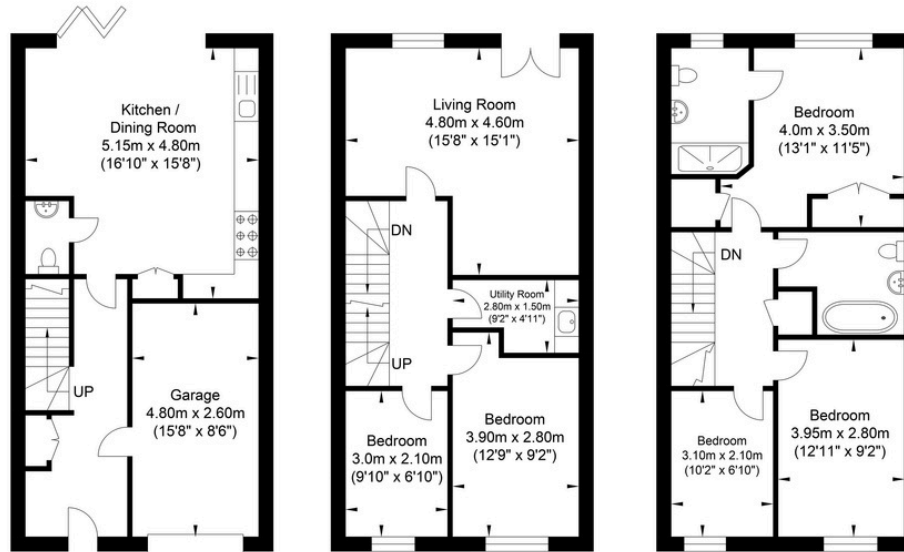
EPC: C

Tado smart heating system with smart radiator valves, a smart doorbell, and fiber-to-the-home internet.

Estate Charge: £30 per month.



Bridges Bank, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
519.25 sq ft
(48.24 sq m)

First Floor
Approximate Floor Area
519.25 sq ft
(48.24 sq m)

Second Floor
Approximate Floor Area
519.25 sq ft
(48.24 sq m)

Approximate Gross Internal Area = 144.72 sq m / 1557.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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