



13 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL
Guide Price £750,000

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The Property & Area

Welcome to Southdown Road. This superbly presented 3 bedroom semi-detached home is situated in a desirable location in Shoreham-By-Sea. This inviting home offers a blend of comfort and convenience, making it an ideal town centre family home! Inside, you're welcomed by the warm and inviting atmosphere of this beautifully presented house.

The spacious living room, enhanced by a cozy log burner, provides the perfect place to relax. Open to the living room, the dining room offers a wonderful space to gather with doors opening onto the West facing garden.

The stylish, well-equipped kitchen also to the rear of the house is a modern space offering a great place to cook and entertain. Upstairs, you will find three well-proportioned bedrooms and the family bathroom features a clean and contemporary design.

The west-facing garden is stunning, presenting the perfect space for outdoor entertaining, gardening, or relaxing in the sunshine. The neatly manicured lawn and borders are well-maintained creating an attractive environment.

Adding to the appeal of this home is a workshop/garage with pitched roof and extra store room, providing ample storage space and potential for a variety of uses. The off-street parking ensures convenience so close to the town centre.

This exceptional home boasts an outstanding location, just a stroll from Shoreham Train Station, allowing for easy commuting to London, Brighton, or Worthing.

The vibrant Town Centre is also nearby, offering a fantastic selection of shops, restaurants, and amenities. With its superb presentation, convenient location, and desirable features, this house on Southdown Road is an excellent opportunity. Schedule a viewing today and experience the benefits of coastal living in Shoreham-By-Sea.

Give us a call on 01273 661577 to arrange your private viewing.

Material Information:

Tenure - Freehold

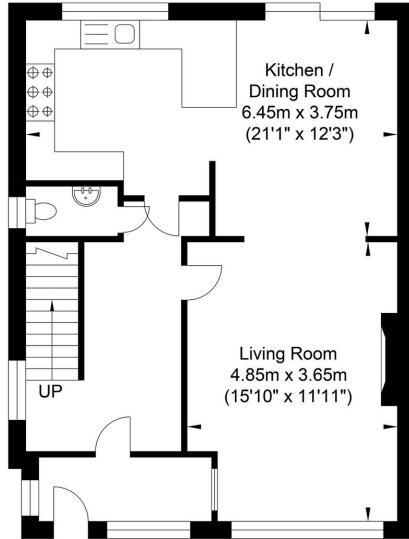
Council Tax - D

EPC: B

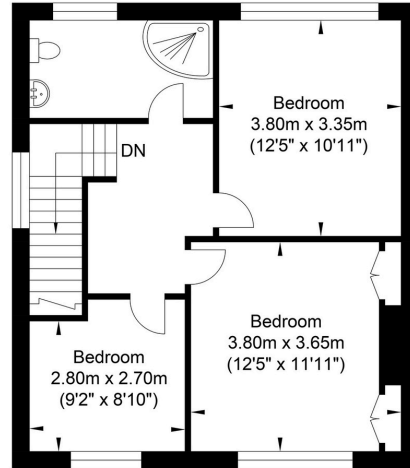
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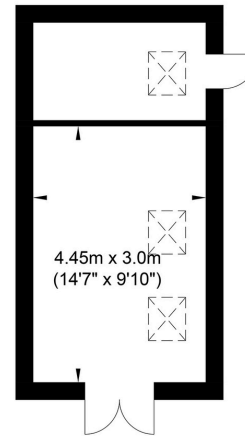
Southdown Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
601.05 sq ft
(55.84 sq m)



First Floor
Approximate Floor Area
519.78 sq ft
(48.29 sq m)



Outbuilding
Approximate Floor Area
201.82 sq ft
(18.75 sq m)



Approximate Gross Internal Area = 122.88 sq m / 1322.66 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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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