

**Lesser Foxholes, Shoreham by Sea, BN43 5NT**  
Offers Over £600,000



# Lesser Foxholes, Shoreham by Sea, BN43 5NT

## The Property & Area

Situated in the highly desirable North Shoreham area of Shoreham, this spacious three-bedroom detached home combines practicality with a serene setting, making it an ideal choice for families or those seeking a comfortable lifestyle. With its generous living spaces, modern amenities, and superb location backing onto the South Downs, this property truly offers the best of both worlds.

Upon entering the home, you are welcomed by a large enclosed porch leading into a spacious entrance hallway. The ground floor layout has been thoughtfully designed, featuring a convenient ground-floor W.C. and a bright and airy lounge diner, perfect for entertaining or family gatherings. The lounge seamlessly flows into a conservatory, which can have a multitude of uses, providing a versatile additional living space that can be enjoyed year-round. The fitted kitchen, also located on the ground floor, offers ample storage and workspace, catering to the needs of any home cook, while the double bedroom on this level ensures accessibility and flexibility for buyers at all stages of life.

The first floor of the property features two further double bedrooms, each offering generous proportions and natural light. There is also a modern family bathroom on the first floor.

The property's exterior is equally impressive. The rear garden, backing onto the South Downs, is both private and scenic, offering an ideal space for outdoor relaxation or entertaining. The garden has been well-maintained, completely private, and its attractive layout enhances the overall appeal of the home. Parking will never be an issue, with private off-street parking for multiple vehicles and the added benefit of a garage/workshop equipped with both light and power, making it perfect for storage or potential hobby use.

Situated in Lesser Foxholes, this property enjoys a prime location in Shoreham, with easy access to local amenities, excellent transport links, and the stunning South Downs National Park. Whether you're taking a leisurely walk in nature or along the river Adur, hosting friends in the spacious lounge diner, or simply enjoying the tranquillity of your garden, this property offers a lifestyle that's hard to beat.

This fantastic detached home is full of potential and ready to welcome its new owners. Don't miss the opportunity to make it yours. Enquire today on 01273 661 577 for further details or to arrange a viewing.

### Material Information

Tenure - Freehold

Residents Estate Management Charge - £280.00 Per Annum

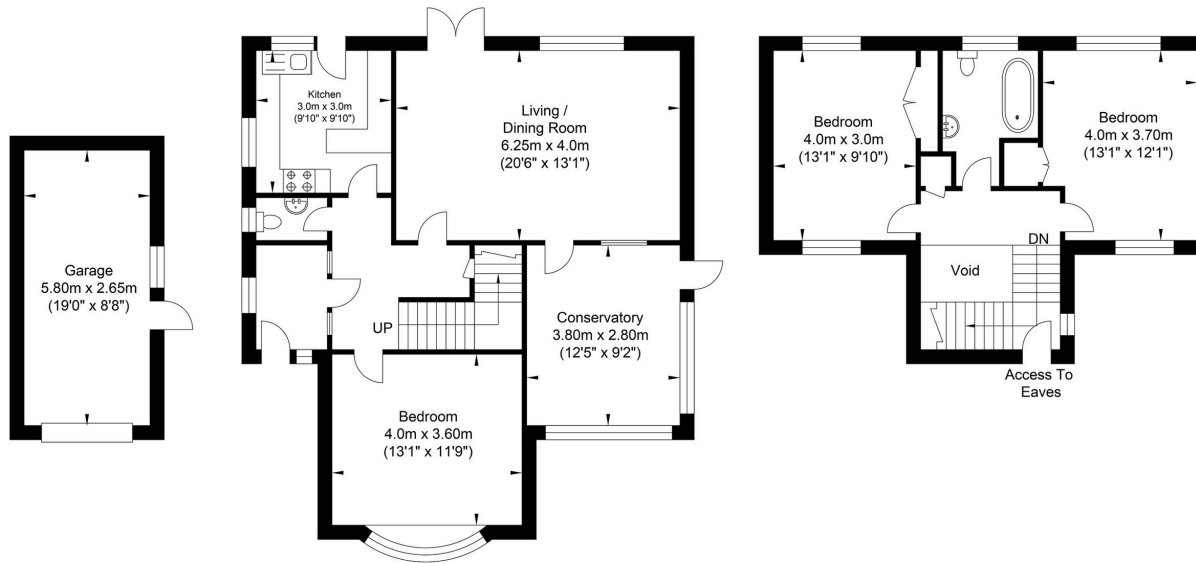
Council Tax Band - E







# Lesser Foxholes, Shoreham-by-Sea



Garage  
Approximate Floor Area  
165.44 sq ft  
(15.37 sq m)

Ground Floor  
Approximate Floor Area  
821.93 sq ft  
(76.36 sq m)

First Floor  
Approximate Floor Area  
457.14 sq ft  
(42.47 sq m)

Approximate Gross Internal Area (Excluding Garage) = 118.83 sq m / 1279.07 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		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## Oakley

Your Sussex Property Expert

Shoreham Property Hub

01273 661 577

6 Brunswick Road, Shoreham BN43 5WB

[www.oakleyproperty.com](http://www.oakleyproperty.com)

[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

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