



**Greenacres, Shoreham by Sea, West Sussex BN43 5WY**  
Offers Over £425,000



# Greenacres, Shoreham by Sea, West Sussex BN43 5WY

## The Property & Area

Take a look at this fantastic property in the popular Greenacres development. This spacious 3 bedroom semi-detached house offers a comfortable and contemporary lifestyle in a desirable location.

As you step inside, you will immediately realise how bright and airy this property is, the entrance hallway leads through to a large lounge diner. With ample space for both living and dining areas, this versatile room serves as the heart of the home, perfect for entertaining guests or enjoying quality time with your family. The dining area leads through to the fitted kitchen and there is access to the South facing rear garden via double patio doors from the dining area and door from the kitchen.

The house boasts three generous bedrooms, each fitted with built-in storage, providing you with plenty of space to keep your belongings organized. The well-designed layout ensures that each member of the family has their own private space to retreat to at the end of a long day.

The property is in good order throughout, ensuring a hassle-free move-in experience. Updated electrics and a recently fitted boiler give you peace of mind, knowing that your home is equipped with modern safety features and energy-efficient heating. The windows have also been updated, enhancing the overall aesthetics and externally the current owners have had the brickwork re pointed as well.

One of the highlights of this property is the south-facing landscaped rear garden with a composite deck, contemporary fencing giving privacy and a large electric awning for when you need shade in the garden. Step outside and discover your own private oasis, where you can bask in the sun, enjoy alfresco dining, or simply unwind in a peaceful environment. The garden also features side access leading to the front of the property. This garden is easy to maintain, low maintenance but attractive and perfect for those who love spending time outdoors.

For those with a vehicle, a garage with off-street parking to the front of it offers convenient storage and ease of access. This is located just along the road from the property.

Located in the Greenacres Development, this house offers the perfect balance between tranquillity and convenience. Within a short walk, you will find popular schools, the town centre, and the mainline railway station, ensuring that you are well-connected to the local amenities and transport links. Access to the river and country walks or bike rides to the South downs towards Steyning and Upper Beeding are just round the corner.

Don't miss out on this opportunity to own a stunning home in a highly sought-after area. Contact us today on 01273 661 577 to arrange a viewing and experience the beauty and comfort of this fantastic property.

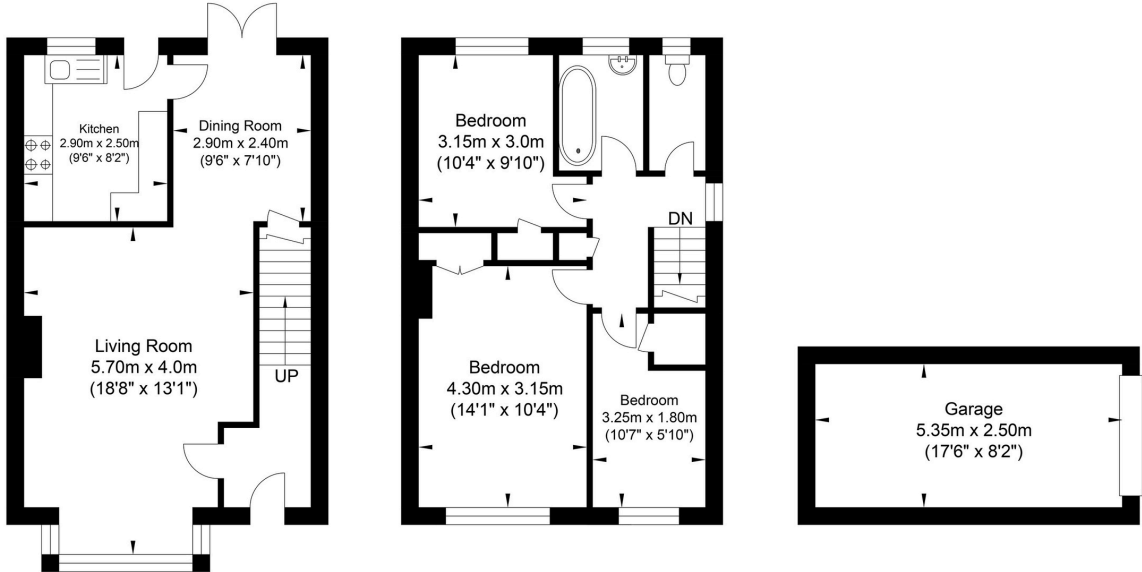
Material Information  
Tenure - Freehold  
Council Tax Band - D  
EPC - D - 68







# Greenacres, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
444.65 sq ft  
(41.31 sq m)

First Floor  
Approximate Floor Area  
424.09 sq ft  
(39.40 sq m)

Garage  
Approximate Floor Area  
144.02 sq ft  
(13.38 sq m)

Approximate Gross Internal Area (Excluding Garage) = 80.71 sq m / 868.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



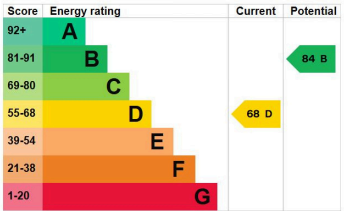
Oakley

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We also have offices in:  
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## Energy Performance Certificate



Please note:  
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