



Falcon Close, Shoreham-By-Sea, BN43 5HN
Guide Price £585,000

Falcon Close, Shoreham Beach, BN43 5HN

The Property & Area

Nestled within the highly desirable Falcon Close, a tranquil cul-de-sac on Shoreham Beach with a large green space in the centre, this charming two-bedroom semi-detached house presents an exceptional opportunity for those seeking a well-maintained and versatile home. This property boasts a thoughtful layout, excellent condition throughout, and a host of features designed for comfortable modern living.

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the entire residence. The ground floor is particularly impressive, featuring a generously proportioned lounge that serves as the heart of the home, offering ample space for relaxation and entertaining. Adjacent to the lounge is a separate dining room, a versatile space that was formerly the third bedroom, demonstrating the adaptability of this property to suit various lifestyle needs. This dining room seamlessly connects to a bright and airy conservatory, providing an additional reception area that can be enjoyed year-round, perfect for a morning coffee or an evening read whilst overlooking the garden.

The spacious kitchen is a highlight, offering plenty of counter space and storage, making meal preparation a breeze. Thoughtfully designed, the kitchen provides a practical and inviting environment for culinary enthusiasts. A unique and highly practical feature of this home is the garage, which has been cleverly split to create a dedicated utility room directly off the kitchen. This addition significantly enhances the functionality of the property, providing a convenient space for laundry and additional storage, keeping the main living areas clutter-free.

Further enhancing the ground floor's appeal is a well-appointed bathroom, offering convenience and flexibility for residents and guests.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering a peaceful retreat. These bedrooms are bright, airy, and provide ample space for furnishings, ensuring comfort and privacy. A second bathroom on this floor serves these bedrooms, completing the upstairs accommodation and ensuring that the property caters to the needs of a modern family or couple.

Externally, the property continues to impress. To the front, off-street parking provides convenience and ease of access. The rear garden is a particular delight, well maintained and designed for both relaxation and entertaining. A large composite deck offers an ideal spot for al fresco dining, summer barbecues, or simply enjoying the sunshine. The remainder of the garden is attractively landscaped, providing a serene outdoor space.

The location in Falcon Close is highly sought after, offering the best of Shoreham Beach living. Residents benefit from the peace and quiet of a cul-de-sac whilst being within easy reach of local amenities, and the beach. Shoreham-By-Sea itself is a vibrant coastal town with a charming high street, independent shops, cafes, and restaurants, as well as a mainline railway station providing direct services to London Victoria and Brighton. This property truly offers a fantastic blend of comfortable living, practical features, and an enviable location, making it an ideal home for a wide range of buyers. For more information or to book a viewing call our Shoreham office on 01273 661 577.

Material Information

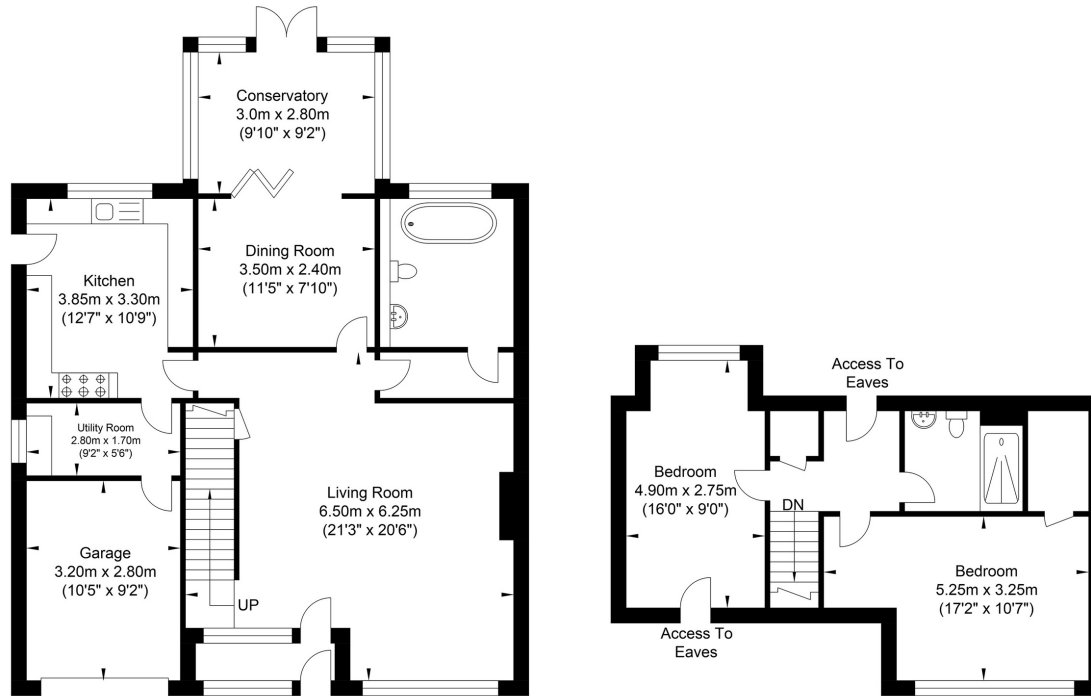
Tenure - Freehold

Council Tax Band - D



Floorplan

Falcon Close, Shoreham-by-Sea



Approximate Gross Internal Area (Including Garage) = 145.37 sq m / 1564.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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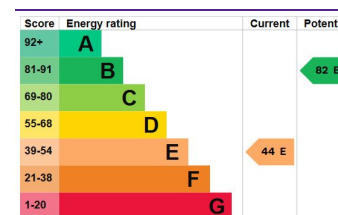
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Energy Performance Certificate



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