



Stoney Lane, Shoreham-By-Sea, BN43 6LA
Guide Price £325,000

Stoney Lane, Shoreham, BN43 6LA

The Property & Area

Nestled in a highly sought-after location on Stoney Lane, this charming two-bedroom semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. Offered for sale in good order throughout, this property has been thoughtfully extended and meticulously maintained, providing a modern and inviting home.

Upon entering, you are greeted by the entrance hallway leading through to the lounge, a versatile space perfect for relaxation or entertaining. Leading through from the lounge to the rear extension, which houses the kitchen which has a door leading to the rear garden. This modern space is well-appointed, offering ample storage and preparation areas, making it a joy for any home cook. The seamless flow from the kitchen to the living area enhances the sense of space and light.

One of the standout features of this bungalow is the direct access from the reception room to the rear garden via the sliding doors. This not only floods the interior with natural light but also creates a wonderful indoor-outdoor living experience, perfect for al fresco dining or simply enjoying the surroundings.

This delightful property comprises two well-proportioned bedrooms, offering comfortable retreats for residents. The modern shower room is a testament to contemporary design, featuring sleek fixtures and fittings. Uniquely, this space also cleverly incorporates a utility area, maximising functionality and convenience within the home.

Externally, the property benefits from private off-street parking to the front for several cars, a highly desirable amenity in this popular area. The rear garden is a particular highlight, enjoying a favourable west-facing aspect. This ensures an abundance of afternoon and evening sunshine, creating an ideal setting for gardening, entertaining, or simply unwinding after a long day.

Location is paramount, and this bungalow excels in this regard. Residents will appreciate the incredible convenience of being just a five-minute walk from the Holmbush Shopping Centre, providing easy access to a wide array of shops, supermarkets, and essential services. For families, Shoreham Academy Secondary School is approximately 0.6 miles away, making the morning school run a breeze. Excellent transport links are also readily available, connecting you to wider areas.

Furthermore, for those with an eye for future potential, this property offers the exciting possibility to extend further, subject to necessary planning consents (STNPC). This provides a fantastic opportunity to tailor the home to your evolving needs and preferences, adding significant value in the long term.

In summary, this extended semi-detached bungalow on Stoney Lane offers a superb blend of modern living, practical features, and an enviable location. With its two bedrooms, contemporary kitchen and shower room, private parking, and a beautiful west-facing garden, it represents an ideal home for a variety of buyers. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Call our Shoreham office on 01273 661 577 if you have any questions or would like to arrange to view.

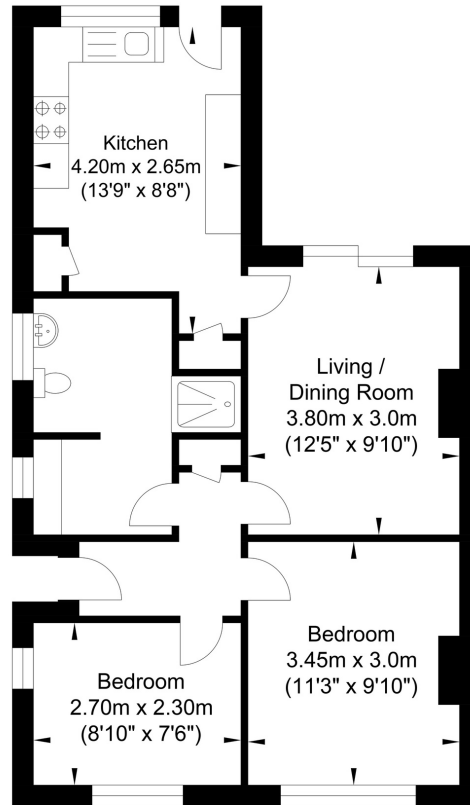
Material Information

Tenure - Freehold
Council Tax Band - C
EPC - 70C



Floorplan

Stoney Lane, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
576.94 sq ft
(53.60 sq m)

Approximate Gross Internal Area = 53.60 sq m / 576.94 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		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Shoreham Property Hub

01273 661 577

6 Brunswick Road, Shoreham BN43 5WB

www.oakleyproperty.com

shoreham@oakleyproperty.com

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