

**FOR  
SALE**



**ALEXANDER  
PHILIPS  
& WELCH**

## **St. Giles Close, Shoreham-By-Sea**

Offers over £380,000 (Freehold)









Charming Three-Bedroom Home in a Desirable Shoreham-By-Sea Location. Nestled in the peaceful and popular St. Giles Close, this well-presented three-bedroom terraced home offers a wonderful opportunity for growing families, first-time buyers, or anyone looking to enjoy the convenience and charm of Shoreham-By-Sea.

- Three-bedroom terraced home
- Family home
- Great location for schools
- 1 mile from Shoreham Station
- No onward chain





Inside, you'll find a welcoming and spacious lounge, an ideal setting for both relaxing and hosting guests. Natural light pours in through large windows, enhancing the sense of space and warmth. At the rear, a bright conservatory extends the living area and provides a tranquil spot to unwind, complete with double glazing and a polycarbonate roof.

The kitchen, also located at the back of the house, has direct access to the sunny rear garden, perfect for summer dining or keeping an eye on little ones playing outside.

Upstairs comprises three well-proportioned bedrooms offering versatility, ideal for family living, working from home, or guest accommodation. A family bathroom with natural ventilation completes the first floor.

Step out into the private rear garden fully enclosed and neatly maintained, with a lawn for children or pets to enjoy and a paved area for outdoor entertaining.





## More about this property

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**Why are you moving, where and when?**

Because I am having trouble using the stairs now, and want to move to Worthing.

**How old is the property? How long have they lived there? When was it built? any history etc?**

It is a 1960s house. Have lived here for 28 years.

**Does the property consist of a garage, or any parking? Permit how much?**

Driveway and there is also parking space outside the house.

**So far as you are aware is the property structurally sound and complete?**

Yes.

**Did the current owner do the work I.E any improvements if so what and when?**

Yes, we have a new roof, Kitchen cupboards, floor and a new bathroom, including a walk in shower.

**Is the property listed or in a conservation area or listed if so what extent?**

No.

**How old is the boiler? where is it located and what make? has it been regularly serviced?**

It is about 3 years old. It is a Worcester boiler. It's located in the kitchen and is regularly serviced by British Gas.

**Who are the neighbours I.E family? Age? Profession?**

Both neighbours are young couples with children.

**Has the owner ever applied for planning permission if so what and when and was it granted?**

No.

**What side of the fence are they responsible for or boundaries lines?**

TBC

**Council tax band, and monetary value?**

Band C

**Lease length? Freehold and percentage**

N/A.

**What are the vendors planning on leaving internally and externally, very brief description?**

Will be leaving a fitted wardrobe in the main bedroom. Gas fire in the lounge.

**Local shops amenities sports centres, recreation ground, where and how far to walk?**

Vendor shares: High street is about a 15 minute away. The Holmbush Centre is just up the road.

**Is the loft insulated and or boarded, where is access?**

Yes, there is access on the landing.

**Age restrictions?**

No.

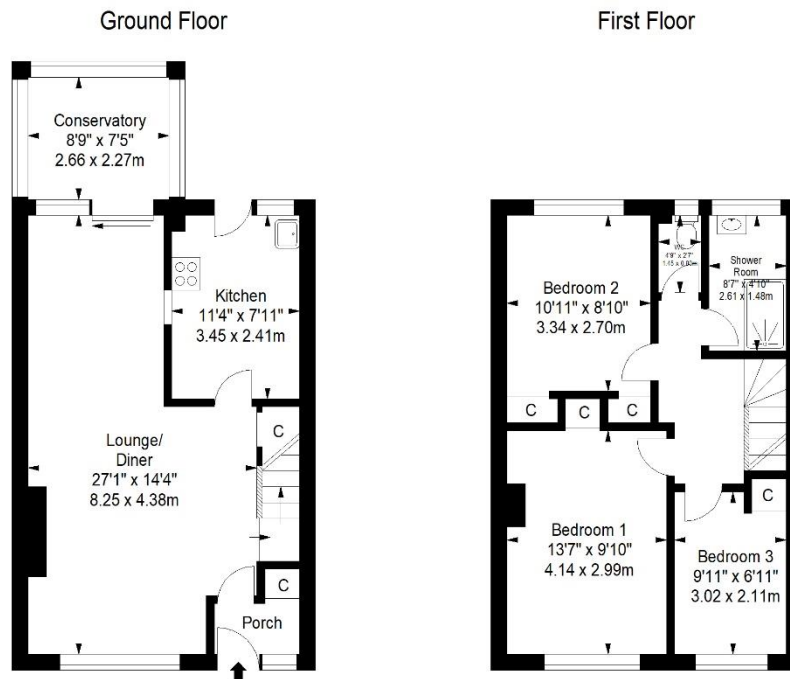
**Ground Rents and Maintenance?**

No.

**Does the property have any schedule of works if so what and how much money is in the sinking/reserve?**

No.





Approximate gross internal floor area 93.2 sq m/ 1003.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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