







Old Shoreham Road, Shoreham-By-Sea, BN43 5TE

Offers Over £450,000

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The Property & Area

Nestled in the charming coastal town of Shoreham-by-Sea, this extended three-bedroom end-of-terrace house presents an exceptional opportunity for those seeking a modern and spacious family home. This property combines contemporary living with a highly desirable location, boasting convenient access to local amenities and picturesque river views and walks or bike rides along the River to Upper Beeding, Steyning and the South Downs.

Upon entering, you are immediately greeted by a huge open-plan ground floor living space, designed for modern family life and entertaining. This expansive area seamlessly integrates living, dining, and kitchen zones, creating a bright and airy atmosphere. The heart of this space is a modern fitted kitchen, complete with a stylish kitchen island, offering both a practical workspace and a social hub for gatherings. High-quality fixtures and fittings ensure a sophisticated finish.

Adding to the ground floor's functionality is a separate utility room, providing essential space for laundry and storage, alongside a convenient ground floor W.C. This thoughtful addition enhances the practicality of the home, catering to the demands of a busy household.

Ascending to the first floor, the front bedrooms offer fantastic river views, providing a serene backdrop to start and end your day. Imagine waking up to the tranquil sight of the water, a truly unique selling point of this delightful home. The three good sized bedrooms provide ample space for family members or guests, each offering a comfortable retreat.

Externally, the property boasts an attractive landscaped low-maintenance rear garden, perfect for outdoor relaxation, al fresco dining, or simply enjoying the fresh air without the burden of extensive upkeep. A significant advantage of this property is the inclusion of two dedicated parking spaces to the rear or space to build a double garage or garden office, accessed via a convenient rear access road from Connaught Avenue, a vital commodity in this popular area.

For those considering future expansion, there is excellent potential to extend further into the loft space, subject to the necessary planning permissions. This offers a fantastic opportunity to add value and create additional living accommodation as your needs evolve.

The location of this home is truly outstanding. It is just a three-minute walk to the historic Red Lion pub, a local landmark known for its welcoming atmosphere, and the beautiful 12th Century St Nicholas Church, offering a glimpse into the area's rich heritage. Furthermore, Shoreham High Street, with its diverse range of shops, cafes, and restaurants, is only 0.5 miles away, ensuring all your daily needs are within easy reach. The proximity to the river, local history, and vibrant town centre makes this an ideal place to call home.

This extended three-bedroom end-of-terrace house in Shoreham-by-Sea offers a perfect blend of spacious modern living, practical features, and an enviable location. With its river views, ample parking, and potential for further development, it represents a superb opportunity for discerning buyers.

For more information or to arrange to view please call our Shoreham Team on 01273 661 577

Material Information
Tenure - Freehold
Council Tax Band - C
EPC Rating - TBC









Floorplan

Old Shoreham Road, Shoreham-by-Sea

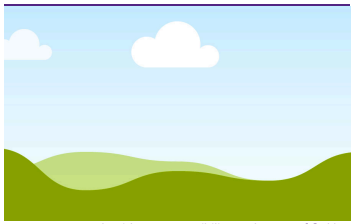


Ground Floor
Approximate Floor Area
730.33 sq ft
(67.85 sq m)

First Floor
Approximate Floor Area
434.86 sq ft
(40.40 sq m)

Approximate Gross Internal Area = 108.25 sq m / 1165.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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