



Fowey Close, Shoreham-By-Sea, BN43 5HE
Offers Over £625,000

Fowey Close, Shoreham Beach, BN43 5HE

The Property & Area

Nestled in the highly sought-after Fowey Close, a tranquil cul-de-sac on Shoreham Beach, this 3-bedroom, 2-bathroom, 2-reception semi-detached house offers an exceptional opportunity for those seeking a coastal lifestyle. This property combines comfortable living with superb local amenities.

Upon entering, you are greeted by a large, welcoming entrance hallway, setting a spacious tone for the entire home. The ground floor benefits from a convenient shower room and W.C., an invaluable addition for family living or when entertaining guests. The heart of the home is undoubtedly the expansive lounge, featuring a cosy wood burner that creates a warm and inviting atmosphere during cooler months. This generous living space seamlessly flows into the dining room at the rear, providing an ideal layout for both everyday family life and more formal gatherings. Large windows ensure an abundance of natural light throughout these reception areas.

Ascending to the first floor, you will find three well-proportioned bedrooms, offering comfortable accommodation for a growing family or those needing extra space for a home office. A well-appointed family bathroom on this level serves the bedrooms, completing the upstairs living arrangements.

Externally, the property truly shines. To the front, an enclosed private garden offers a secluded space, while a private drive provides off-road parking and leads to a garage. The garage further benefits from a covered extension to the rear, offering versatile additional storage or utility space. The attractive west-facing rear garden is a particular highlight, providing a perfect sun trap for outdoor relaxation, al fresco dining, and enjoying the afternoon and evening sun. This private outdoor haven is ideal for both keen gardeners and those simply wishing to unwind in a peaceful setting.

Location is key, and this property excels. Situated just 0.3 miles from the Harbour Club and the beautiful beach foreshore, residents can enjoy leisurely strolls, water sports, and the vibrant community spirit of Shoreham Beach. Families will appreciate the short 8-minute walk to Shoreham Beach First School, making the morning school run effortless. Furthermore, the property is under a mile from the convenient Ferry Road shops, providing everyday essentials, and the footbridge offering easy access to Shoreham-By-Sea's bustling High Street with its array of independent shops, cafes, and restaurants. Excellent road and rail links are also within easy reach, connecting you to Brighton, Worthing, and beyond.

This delightful home in Fowey Close presents a rare opportunity to acquire a well-maintained property in a highly desirable coastal location. With its practical layout, charming features, and superb proximity to the beach and local amenities, it is an ideal choice for a variety of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful Shoreham Beach home has to offer.

If you require more information or would like to arrange to view please call our Shoreham office on 01273 661 577.

Material Information

Tenure - Freehold

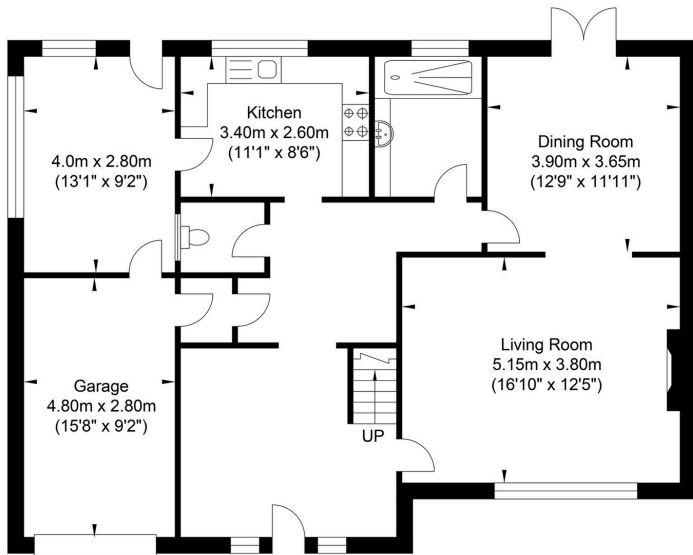
Council Tax Band - D

EPC Rating - D67

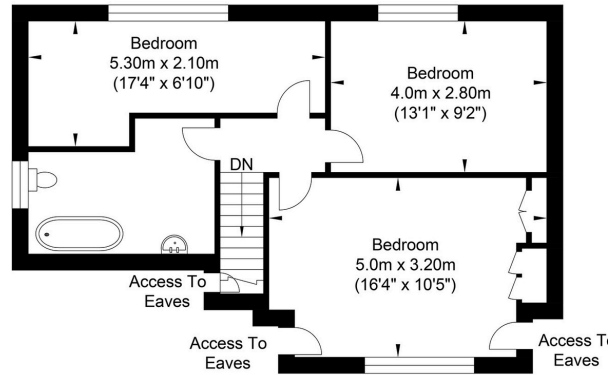


Floorplan

Fowey Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1107.06 sq ft
(102.85 sq m)



First Floor
Approximate Floor Area
547.99 sq ft
(50.91 sq m)



Approximate Gross Internal Area (Including Garage) = 153.76 sq m / 1655.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		



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