







The Marlinespike, Shoreham-By-Sea, BN43 5RD

Guide Price £650,000

The Marlinespike, Shoreham By-Sea, BN43 5RD

The Property & Area

Nestled in this highly sought-after area on Shoreham Beach, this charming three-bedroom detached house presents an exceptional opportunity for families and those seeking a coastal lifestyle. This property combines comfortable living with significant potential for future enhancement.

Upon entering, you are greeted by a large and inviting entrance hall, setting a welcoming tone for the entire home. The ground floor boasts a bright and spacious triple aspect lounge diner, a truly versatile space perfect for both relaxation and entertaining. Its generous proportions and abundant natural light create an airy atmosphere, ideal for family gatherings or quiet evenings. Convenience is further enhanced by a large ground floor bedroom to the rear and a ground floor shower room and an additional W.C., a practical feature for busy households.

The kitchen, while functional, offers scope for modernisation, allowing new owners to create a bespoke culinary space tailored to their tastes.

Ascending to the first floor, you will find two comfortable bedrooms, each offering a peaceful retreat. A standout feature of this property is the huge potential to extend into a large rear roof void. This presents an exciting opportunity to significantly expand the first floor space, perhaps adding further bedrooms, a master suite, or a dedicated home office, subject to the necessary planning permissions.

Externally, the property benefits from a garage and off-street parking for several cars, a valuable asset in this popular location. The attractive and private low-maintenance rear garden provides a tranquil outdoor space for al fresco dining, gardening, or simply unwinding. Its design ensures enjoyment without demanding excessive upkeep and is surprisingly private for this part of Shoreham Beach.

Location is paramount, and this home excels in its positioning. It is just a two-minute walk to Shoreham Beach Primary School, making the morning school run effortlessly convenient for families with young children. Furthermore, the property is located under half a mile from the Ferry Road shops, offering local amenities, and the footbridge provides easy access to Shoreham-by-Sea High Street and the mainline train station, connecting you to Brighton, London, and beyond. This superb location combines the tranquillity of beachside living with excellent connectivity and local conveniences.

This delightful detached home on Shoreham Beach offers a fantastic blend of current comfort and immense future potential, making it an ideal choice for those looking to create their dream home in a highly desirable coastal setting. Early viewing is highly recommended to fully appreciate all that this property has to offer. if you have any more questions or would like to book to view call our Shoreham team on 01273 661 577.

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



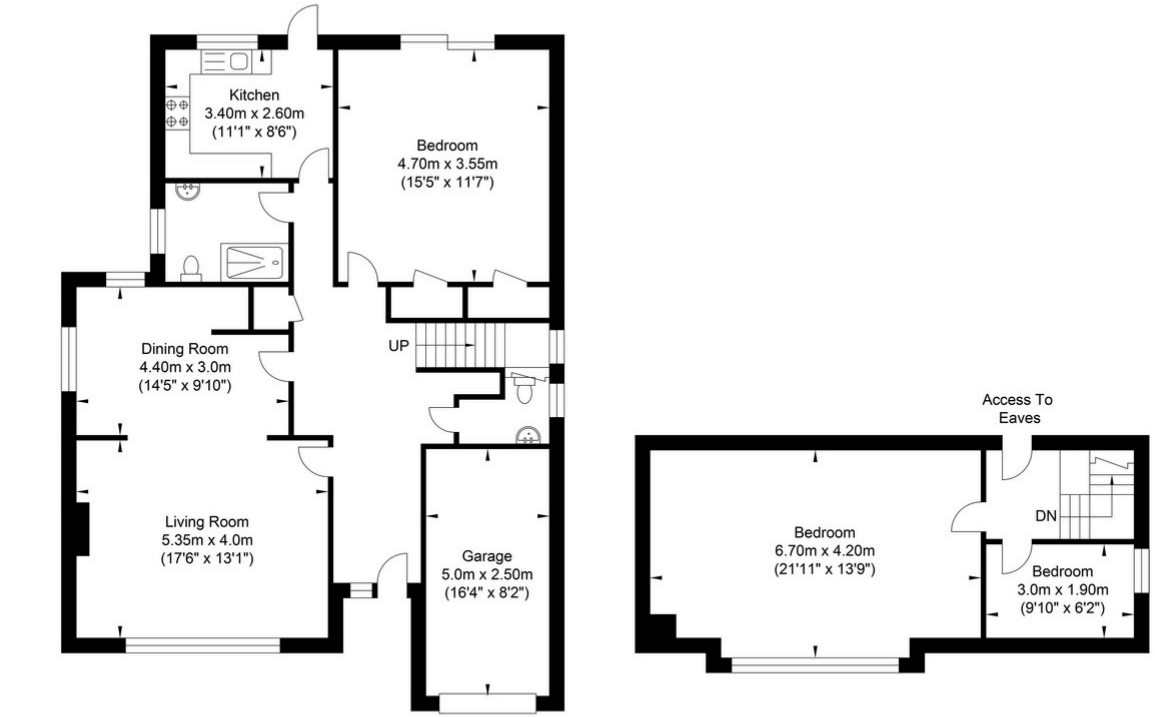






Floorplan

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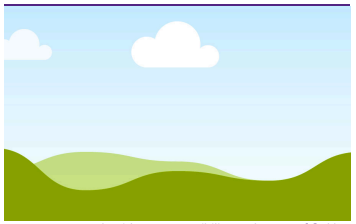


Ground Floor
Approximate Floor Area
1001.58 sq ft
(93.05 sq m)

First Floor
Approximate Floor Area
417.31 sq ft
(38.77 sq m)

Approximate Gross Internal Area (Excluding Garage) = 131.82 sq m / 1418.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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