



Greenacres, Shoreham-By-Sea, BN43 5XL
Guide Price £535,000

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The Property & Area

Nestled within the highly desirable Greenacres development in Shoreham, this extended four-bedroom family home offers an exceptional opportunity for those seeking a blend of modern living and convenient location.

Upon entering, you are greeted by a spacious lounge, enhanced by an attractive bay window fitted with recently installed shutters, creating a bright and inviting atmosphere. This comfortable living space seamlessly flows into a dedicated dining area, perfect for family meals and entertaining guests. The dining area, in turn, leads into a contemporary fitted kitchen, designed with both style and functionality in mind. The kitchen provides ample storage and workspace.

Patio doors from the dining area open directly onto the rear garden, offering a seamless transition between indoor and outdoor living. The garden itself is a delightful space, providing a private sanctuary for relaxation and outdoor activities, complete with convenient rear access leading to the garage compound.

The property comprises four well-proportioned bedrooms, ensuring ample space for a growing family. The principle bedroom on the 2nd floor is a true highlight, featuring its own en-suite bathroom, offering a private retreat for the homeowners. In addition to the en-suite, there is a further family bathroom on the 1st floor, both finished to a high standard, providing comfort and convenience for all residents.

Further enhancing the practicality of this home is the inclusion of a garage, accessible via an up and over door, providing secure parking or additional storage space. The popular Greenacres development is renowned for its family-friendly environment and excellent local amenities nearby.

Location is paramount, and this property excels in its positioning. It is just a short walk to popular local schools, making the morning routine effortless for families with children. The vibrant town centre, with its array of shops, cafes, and services, is also within easy reach, as is the picturesque River Adur, offering scenic walks and recreational opportunities. For commuters, Shoreham Mainline Railway Station is conveniently located just half a mile away, providing excellent links to Brighton, London, and beyond.

This extended four-bedroom family home in Greenacres represents an outstanding opportunity to acquire a substantial property in a prime location. With its modern interiors, generous living spaces, and superb access to local amenities and transport links, early viewing is highly recommended to fully appreciate all that this exceptional home has to offer. For more information or to arrange a viewing call our Shoreham office on 01273 661577.

Material Information

Tenure - Freehold

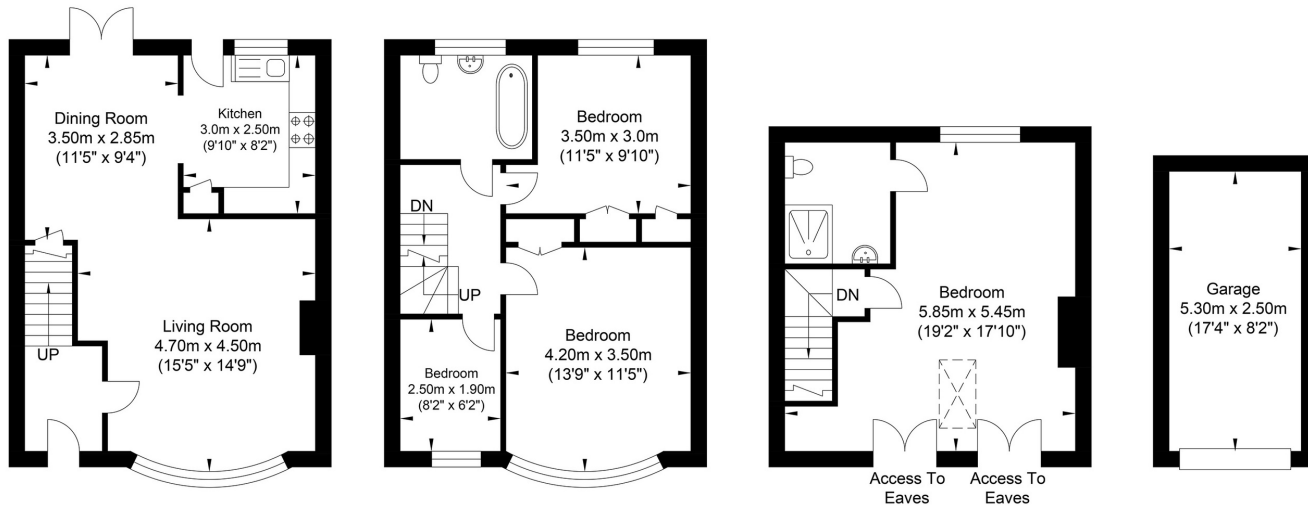
EPC - TBC

Council Tax Band - D



Floorplan

Greenacres, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
452.40 sq ft
(42.03 sq m)

First Floor
Approximate Floor Area
452.40 sq ft
(42.03 sq m)

Second Floor
Approximate Floor Area
346.38 sq ft
(32.18 sq m)

Garage
Approximate Floor Area
142.62 sq ft
(13.25 sq m)

Approximate Gross Internal Area (Excluding Garage) = 116.24 sq m / 1251.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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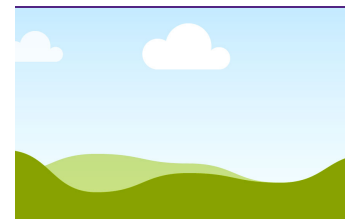
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Energy Performance Certificate



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