







The Avenue, Shoreham-By-Sea, BN43 5GJ

Offers Over £550,000

The Avenue, Shoreham By-Sea, BN43 5GJ

The Property & Area

Nestled in the desirable coastal town of Shoreham-By-Sea, this beautifully extended four-bedroom end-of-terrace house presents an exceptional opportunity for families seeking space, convenience, and a vibrant community. This property boasts a two-storey side extension, significantly enhancing its living accommodation and overall appeal.

Upon entering, you are greeted by a large, welcoming entrance hallway, setting the tone for the spaciousness found throughout. The ground floor features a well-appointed kitchen, complemented by a separate utility and boot room, perfect for managing daily life and keeping the main living areas clutter-free. A convenient ground floor W.C. adds to the practicality of this level. The heart of the home comprises a good-sized lounge, providing a comfortable space for relaxation, which seamlessly flows into the dining room. From here, enjoy pleasant views over the meticulously landscaped rear garden, creating an inviting atmosphere for entertaining or family meals.

The first floor accommodates four generously proportioned bedrooms, ensuring ample space for all residents. The principle bedroom benefits from a private en-suite shower room and walk in wardrobe, offering a touch of luxury and privacy. A well-appointed family bathroom serves the remaining bedrooms, catering to the needs of a busy household. The property's bright and spacious interior is evident in every room, with large windows allowing an abundance of natural light to flood the living spaces.

Externally, this home truly shines. It features secluded and usable front and side gardens, providing charming outdoor areas for enjoyment. The rear garden is beautifully landscaped, offering a private oasis for outdoor living, gardening, or simply unwinding. Practicality is further enhanced by a garage, accessible from the rear garden, alongside two private parking spaces in front of the garage, a significant advantage in this popular location.

Location is key, and this property excels. It is ideally situated just a 10-minute walk from Shoreham Mainline Railway Station, offering excellent links to Brighton, London, and beyond. The vibrant Shoreham town centre, with its array of independent shops, cafes, restaurants, and amenities, is also within easy reach, providing everything you need on your doorstep. The vendor is suited, ensuring a smoother transaction process.

This property represents a fantastic opportunity to acquire a substantial family home in a highly sought-after area, combining generous living spaces, practical features, and an unbeatable location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. For more information or to book a viewing contact our Shoreham office on 01237 661 577.

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



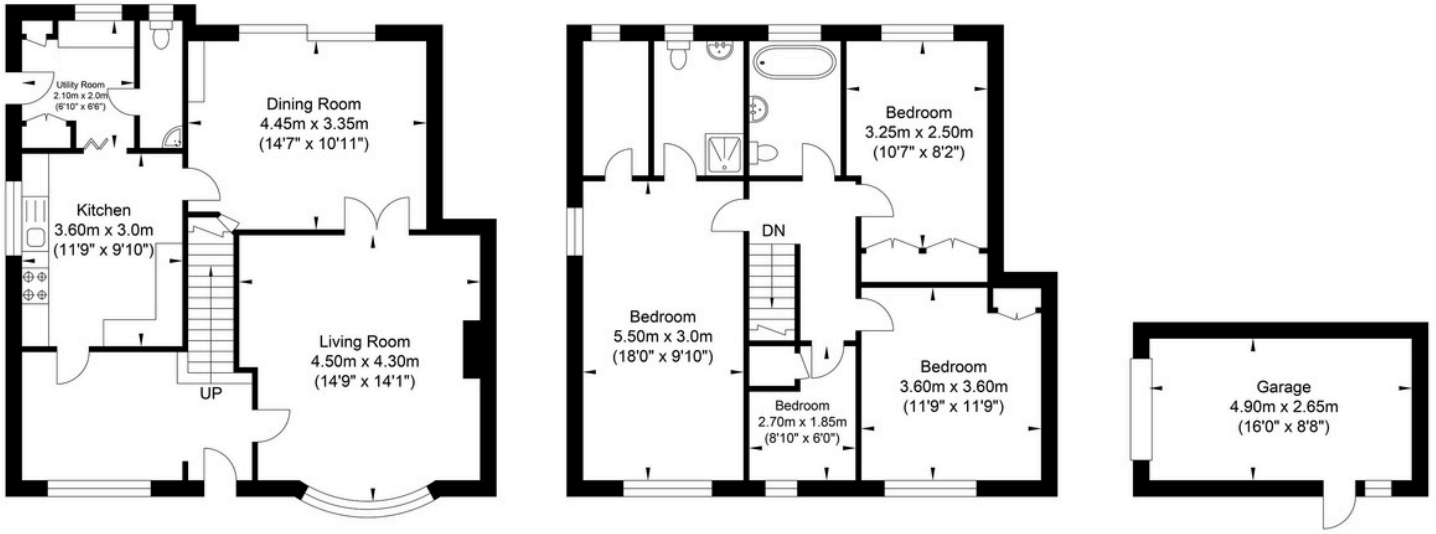






Floorplan

The Avenue, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
724.94 sq ft
(67.35 sq m)

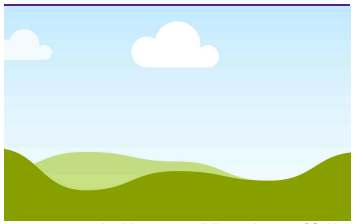
First Floor
Approximate Floor Area
705.25 sq ft
(65.52 sq m)

Garage
Approximate Floor Area
139.71 sq ft
(12.98 sq m)

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Approximate Gross Internal Area (Excluding Garage) = 132.87 sq m / 1430.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
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Oakley

Your Sussex Property Expert

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