



PEAR
PROPERTIES



New Road, Shoreham-by-Sea

Shoreham-by-Sea

Offers Over £350,000

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New Road

Shoreham-By-Sea, Shoreham-By-Sea

Charming two bedroom Victorian terrace near Shoreham centre with open plan living, modern kitchen, garden, built-in storage, and easy access to shops and station. Vendors suited, complete chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedroom Victorian Terrace
- Open Plan Living / Dining Room
- Fitted Kitchen With Space For Appliances
- Modern Fitted Bathroom
- Low Maintenance Rear Garden
- Vendors Suited With A Complete Chain
- Desirable Location Close To Shoreham Town Centre, Short Walk To Shops & Train Station
- Please Take A Look At Our Virtual Tour & Walk Through Video



Living Room

16' 3" x 12' 2" (4.96m x 3.71m)

Spacious living / dining room with bay window and open fireplace

Kitchen

7' 11" x 6' 11" (2.41m x 2.11m)

Modern fitted kitchen with space for appliances and understairs storage.

Bathroom

7' 11" x 6' 11" (2.42m x 2.12m)

Partially tiled bathroom comprising bath, shower cubicle, WC, hand wash basin and heated towel rail

Bedroom

13' 6" x 10' 6" (4.12m x 3.19m)

Spacious master bedroom with bay window

Bedroom

10' 6" x 6' 8" (3.19m x 2.03m)

Second bedroom with built in storage and window overlooking rear garden

Lean To

10' 0" x 4' 3" (3.05m x 1.30m)



GARDEN

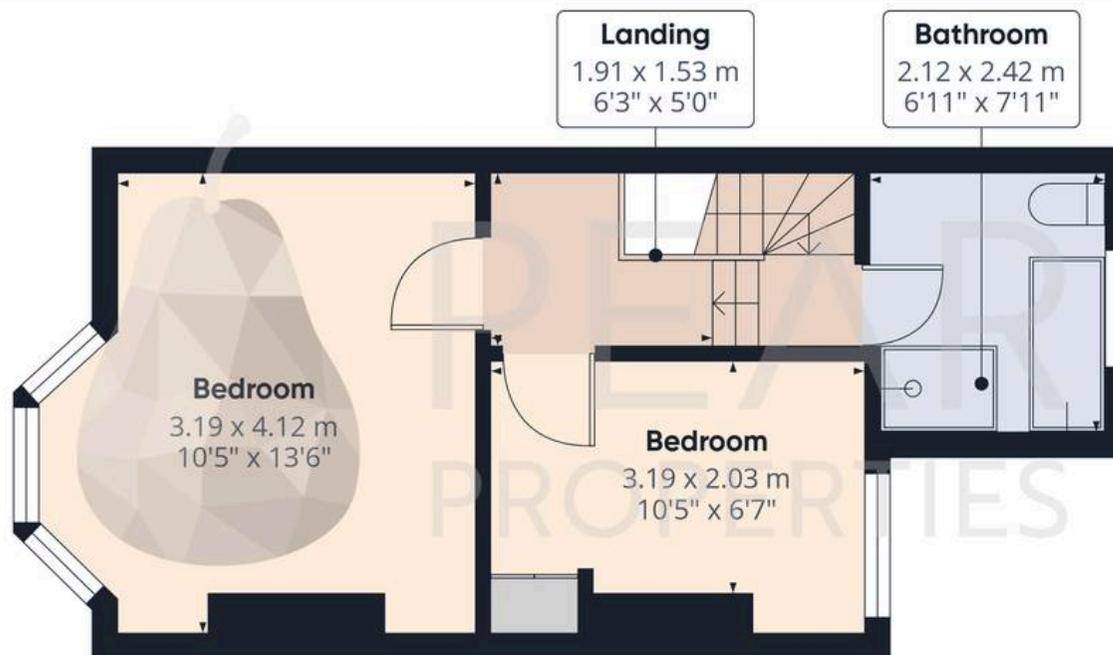
Low maintenance rear garden with storage

ON STREET





Ground Floor



Floor 1



Approximate total area⁽¹⁾

64.8 m²
698 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

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