



Oxen Avenue, Shorehamby Sea, West Sussex, BN43 5AF
Offers Over £500,000

Oxen Avenue, Shoreham by Sea, West Sussex, BN43 5AF

The Property & Area

Located on the highly sought-after Oxen Avenue in central Shoreham, this charming 1930s semi-detached family home offers a superb opportunity to create your ideal residence. Combining classic architectural appeal with considerable scope for modernisation and expansion, this property is perfectly suited for growing families or those seeking to invest in a desirable location.

Upon entering, a welcoming atmosphere immediately greets you, extending throughout the property. The ground floor features a spacious through lounge diner, a versatile area ideal for both daily family life and entertaining guests. This generous reception room provides ample space for comfortable seating and a dedicated dining area, with natural light flowing from both the front and rear. The fitted kitchen, practical and well-appointed, offers direct access to the good-sized west-facing rear garden, making al fresco dining and outdoor enjoyment fun and convenient.

On the first floor, you will find three well-proportioned bedrooms, providing comfortable accommodation for a family. These rooms offer flexibility, whether for children's bedrooms, a guest room, or a dedicated home office. A family bathroom serves these bedrooms, completing the upstairs layout.

One of the most compelling aspects of this property is its substantial potential. There is considerable scope to improve and extend on the ground floor, allowing for the creation of larger living spaces, an open-plan kitchen, or additional reception areas, all subject to obtaining the necessary planning consents. Furthermore, the loft space presents an exciting opportunity for conversion, potentially adding further bedrooms or a master suite, again, subject to planning permission. This inherent flexibility allows future owners to tailor the home precisely to their needs and preferences, significantly enhancing its value and functionality.

Externally, the property benefits from private off-street parking. The garage, featuring a newly fitted up and over door, provides secure storage or additional parking. The good-sized, west-facing rear garden is a true highlight, offering a private outdoor space perfect for relaxation, gardening, and family activities. Its orientation ensures plenty of afternoon and evening sunshine, ideal for enjoying the warmer months.

Location is paramount, and this property excels in that regard. Situated in a popular residential area, it is just a 10-minute walk to Shoreham's vibrant town centre, offering an array of independent shops, cafes, restaurants, and local amenities. The footbridge to the beach is also within easy reach, providing access to the beautiful coastline for leisurely strolls and seaside enjoyment. Families will appreciate being within an easy walk of good local junior schools, while commuters will benefit from Shoreham Mainline Railway Station being under half a mile away, offering excellent links to Brighton, London, and beyond.

This 1930s semi-detached home on Oxen Avenue represents a fantastic opportunity to acquire a property with character, space, and immense potential in a prime Shoreham-By-Sea location. Early viewing is highly recommended to fully appreciate all that this delightful family home has to offer. For more information or to book to view contact our Shoreham office on 01273 661 577.

Material Information

Tenure - Freehold

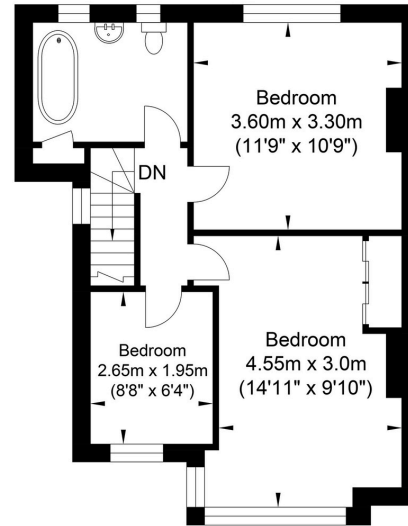
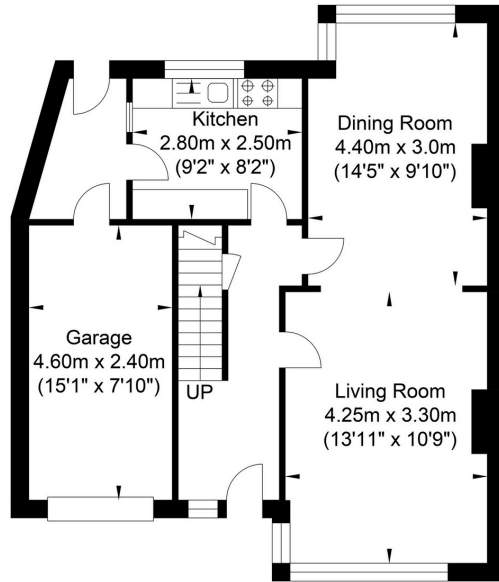
Council Tax Band - D

EPC - 64D



Floorplan

Oxen Avenue, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
637.11 sq ft
(59.19 sq m)

First Floor
Approximate Floor Area
451.22 sq ft
(41.92 sq m)

Approximate Gross Internal Area (Including Garage) = 101.11 sq m / 1088.33 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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