



Marjoram Place, Shoreham-By-Sea
Guide Price £350,000

Marjoram Place, Shoreham-By-Sea

The Property & Area

This delightful two-bedroom semi-detached bungalow, situated in the desirable Marjoram Place, Shoreham-By-Sea, offers a wonderful opportunity for those seeking a comfortable and well-located home.

The property presents a welcoming atmosphere, ideal for individuals or couples looking for a home ready to move into.

The property features a spacious living area, providing a comfortable space.

The separate kitchen is well-proportioned and the bungalow benefits from two good-sized bedrooms, with the principal bedroom benefiting from air conditioning, providing ample accommodation, complemented by a modern bathroom that has been tastefully designed.

One of the standout features of this property is its south-facing rear garden, which enjoys plenty of sunshine throughout the day.

The garden includes an insulated, temperature-controlled office, as well as an additional temperature-controlled cabin, ideal for use as a home office, studio, or extra storage, offering excellent flexibility.

The property also benefits from a single garage located in a compound opposite the house.

Location is a key advantage here. Marjoram Place is conveniently close to the Holmbush Shopping Centre, providing easy access to a wide range of shops and amenities. For commuters, the A27 is within easy reach, offering excellent links to Brighton, Worthing, and beyond.

This combination of local conveniences and transport links makes the property one to consider.

This bungalow is an ideal location for those who appreciate accessibility to local facilities while enjoying a peaceful residential setting.

With its practical layout, modern touches, and excellent garden space, this is a great bungalow.

To book your viewing, give our Shoreham team a call in 01273 661577.

Material Information:

Tenure: Freehold

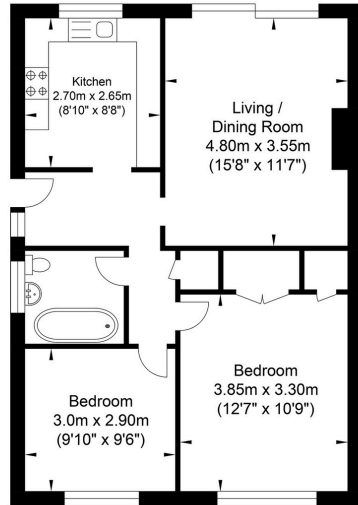
Council Tax: C

EPC: D60

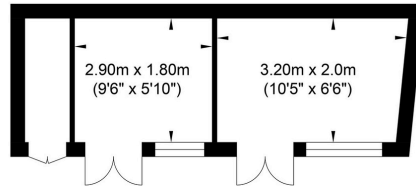


Floorplan

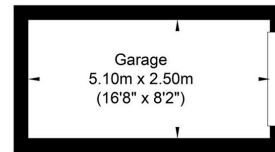
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Ground Floor
Approximate Floor Area
730.22 sq ft
(67.84 sq m)



Outbuilding
Approximate Floor Area
223.78 sq ft
(20.79 sq m)



Garage
Approximate Floor Area
137.23 sq ft
(12.75 sq m)

Approximate Gross Internal Area (Excluding Outbuilding / Garage) = 67.84 sq m / 730.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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