



Adur Avenue, Shorehamby Sea, West Sussex, BN43 5NN
Offers Over £700,000

Buckingham Avenue, Shoreham by Sea, West Sussex, BN43 5GL

The Property & Area

Nestled in the sought-after Adur Avenue, this extended four-bedroom semi-detached family home presents an exceptional opportunity for those seeking spacious and versatile living in a prime Shoreham location. This property seamlessly blends contemporary comforts with practical family living, making it an ideal choice for growing families.

Upon entering, you are greeted by a welcoming entrance hallway that flows through the two distinct reception rooms & kitchen diner to the rear of the property. These versatile spaces provide ample room for both formal entertaining and relaxed family evenings, ensuring everyone has their own area to unwind. The heart of this home is undoubtedly the modern kitchen dining room, a beautifully appointed space designed for both culinary creativity and social gatherings. Featuring sleek cabinetry, integrated appliances, and generous counter space including a kitchen island, it's perfect for preparing meals and enjoying family dinners. Adjacent to the kitchen, a separate utility room offers invaluable convenience, keeping laundry and household chores neatly tucked away, while a ground floor W.C. adds to the practicality of the downstairs layout.

Ascending to the first floor, you will find four well-proportioned bedrooms, providing comfortable accommodation for the entire family. Each bedroom offers a peaceful retreat, with ample natural light and space for personal touches. These are served by a contemporary family bathroom with bath and separate shower cubicle, finished to a high standard, ensuring a relaxing environment for daily routines.

Externally, the property boasts private off-street parking to the front, providing convenience and peace of mind. The good-sized south-facing rear garden is a true highlight, offering a sun-drenched oasis for outdoor enjoyment. Whether it's al fresco dining, children's play, or simply relaxing with a book, this private garden provides the perfect backdrop for a variety of activities throughout the year.

Location is key, and this property excels in its connectivity. Situated just 0.7 miles from Shoreham Mainline Railway Station and the vibrant Town Centre, residents benefit from excellent transport links and easy access to a wealth of local amenities, including shops, cafes, restaurants, and leisure facilities. For families with older children, Shoreham Academy Secondary School is conveniently located just 2 miles away, making the morning school run a breeze. The property's position in Adur Avenue offers a peaceful residential setting whilst remaining incredibly well-connected to everything Shoreham has to offer, from its charming riverside walks to its bustling community spirit. This extended family home truly offers a lifestyle of comfort, convenience, and community. Contact our Shoreham office on 01273 661 577 for more information or to book a viewing.

Material Information

Tenure - Freehold

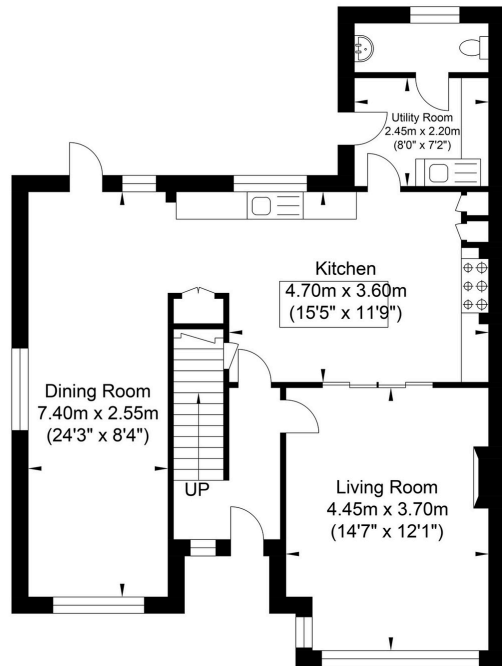
Council Tax Band - E

EPC - 73/C

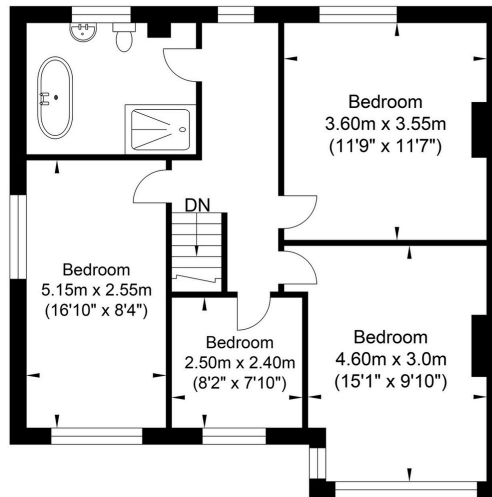


Floorplan

Adur Avenue, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
759.93 sq ft
(70.60 sq m)



First Floor
Approximate Floor Area
699.97 sq ft
(65.03 sq m)



Approximate Gross Internal Area = 135.63 sq m / 1459.90 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		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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