



New Road, Shoreham-By-Sea, BN43 6RA
Guide Price £375,000

New Road, Shoreham By-Sea, BN43 6RA

The Property & Area

Nestled right in the vibrant heart of Shoreham-By-Sea town centre, this charming two-storey house presents an exceptional opportunity for those seeking a blend of modern convenience and unique character. This property is in superb condition throughout and comes with the added benefit of no onward chain, ensuring a smooth and swift transaction.

Upon entering, you are greeted by a light and spacious hallway, thoughtfully designed with ample storage solutions, setting a welcoming tone for the entire home. The ground floor seamlessly transitions into an impressive open-plan living, kitchen, and dining space with a fitted wood burner for those cosy evenings in. This versatile area is perfect for both everyday living and entertaining, allowing for flexible furniture arrangements and a sociable atmosphere. The kitchen is well-appointed, catering to all culinary needs, while the dining area provides a pleasant space for meals. An additional ground floor W.C. adds to the practicality of the layout.

On to the first floor, you will find two well-proportioned bedrooms. The principal bedroom is a true highlight, featuring its own en-suite shower room. The second bedroom is equally inviting, ideal for guests, a home office, or a child's room. The unique styling and great condition are evident throughout this home.

One of the property's most appealing features is its secluded walled patio garden. This private outdoor space provides a tranquil retreat, perfect for al fresco dining, gardening, or simply unwinding after a long day. A convenient rear gate offers easy access, and a dedicated garden store provides practical storage for outdoor essentials.

Location is paramount, and this property excels in that regard. Situated just a five-minute walk from Shoreham Mainline Railway Station, commuting is effortless, with direct links to Brighton, London, and beyond. The bustling High Street, with its array of independent shops, cafes, restaurants, and local amenities, is also within a short stroll, as is the Shoreham footbridge giving easy access to Shoreham beach ensuring everything you need is right on your doorstep. The proximity to the town centre means you can fully immerse yourself in the vibrant community spirit of the Shoreham.

This delightful house offers a rare combination of central location, unique styling, and practical living spaces. It represents an ideal purchase for first-time buyers, downsizers, or investors looking for a high-quality property in a sought-after area. For more information or to book to view please get in touch with our Shoreham office on 01273 661 577.

Material Information

Tenure - Freehold

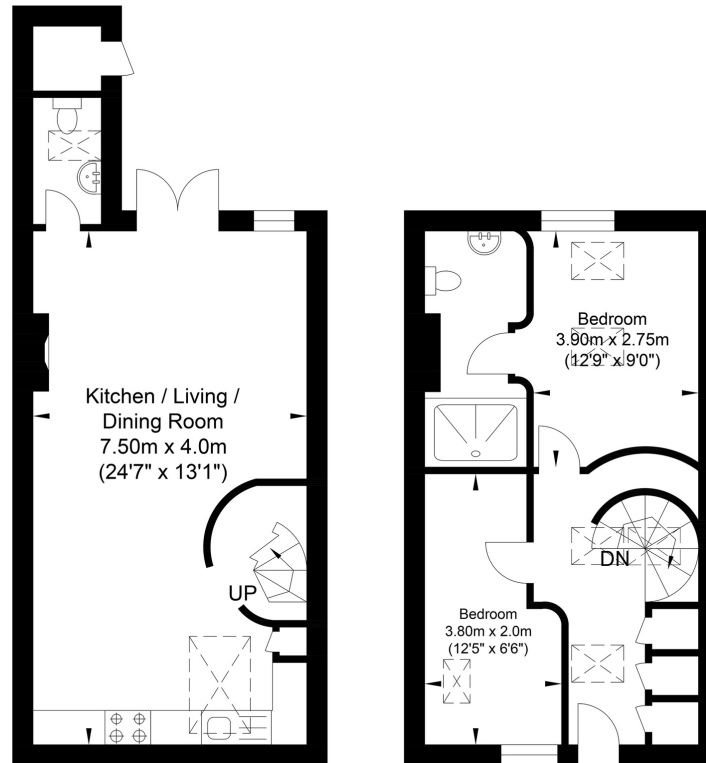
Council Tax Band - C

EPC Rating - D66



Floorplan

New Road, Shoreaham-by-Sea



Ground Floor
Approximate Floor Area
354.88 sq ft
(32.97 sq m)

First Floor
Approximate Floor Area
322.91 sq ft
(30.0 sq m)

Approximate Gross Internal Area = 62.97 sq m / 677.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

Shoreham Property Hub

01273 661 577

6 Brunswick Road, Shoreham BN43 5WB

www.oakleyproperty.com

shoreham@oakleyproperty.com

We also have offices in:

Lewes

Brighton & Hove

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.