

FOR
SALE



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St. Giles Close, Shoreham-By-Sea

(Freehold)



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Charming Three-Bedroom Home in a Desirable Shoreham-By-Sea Location. Nestled in the peaceful and popular St. Giles Close, this well-presented three-bedroom terraced home offers a wonderful opportunity for growing families, first-time buyers, or anyone looking to enjoy the convenience and charm of Shoreham-By-Sea.

- Four bedroom detached home
- Sought after area
- Seaside village
- Extensive gardens

Inside, you'll find a welcoming and spacious lounge, an ideal setting for both relaxing and hosting guests. Natural light pours in through large windows, enhancing the sense of space and warmth. At the rear, a bright conservatory extends the living area and provides a tranquil spot to unwind, complete with double glazing and a polycarbonate roof.

The kitchen, also located at the back of the house, has direct access to the sunny rear garden, perfect for summer dining or keeping an eye on little ones playing outside.

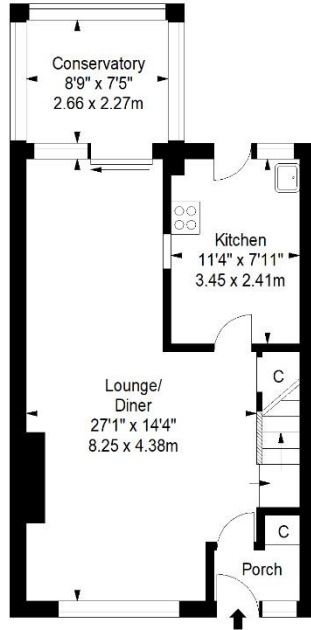
Upstairs comprises three well-proportioned bedrooms offering versatility, ideal for family living, working from home, or guest accommodation. A family bathroom with natural ventilation completes the first floor.

Step out into the private rear garden, fully enclosed and neatly maintained, with a lawn for children or pets to enjoy and a paved area for outdoor entertaining.

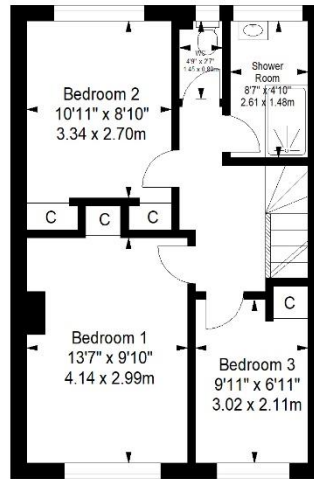
A private off-street parking space adds extra convenience and makes daily life that much easier.



Ground Floor



First Floor



Approximate gross internal floor area 93.2 sq m/ 1003.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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