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## Description

Robert Luff & Co are pleased to offer this well-presented, three double bedroom chalet bungalow. Set in a prime coastal position on Beach Green in Shoreham-by-Sea, just steps from the seafront. The home provides spacious and flexible accommodation with three generous sized double bedrooms and a well-presented layout. Recent improvements include a newly replaced roof on both the house and garage, full insulation throughout, recent repointing, a new log burner, and newly fitted wardrobes in the upstairs bedrooms, creating a comfortable and efficient move-in-ready property. A large, well-maintained south-facing rear garden, complemented by generous off-road parking for multiple vehicles, a single garage, and a separate versatile studio/workshop.

The property is offered **\*CHAIN FREE\*** and is ideal for families or anyone seeking a relaxed seaside setting with easy access to local amenities, travel links and all the nearby beautiful nature spots.

## Key Features

- Prime Coastal Location
- Three Large Double Bedrooms
- Off-Road Parking For Multiple Vehicles
- Downstairs Family Bathroom
- Useful Studio/Workshop space
- **\*CHAIN FREE\***
- Ensuite Shower Room Upstairs
- Garage With New Electric Roller Door
- Large South Facing Garden
- EPC Rating D. Council Tax Band E



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### Location

This beautiful property enjoys a truly exceptional location on Beach Green in Shoreham-by-Sea, offering a rare blend of coastal tranquillity and vibrant community living. Positioned just steps from the shoreline and short stroll over the lovely Adur ferry footbridge takes you to Shoreham-by-sea town centre, which provides a variety of independent shops, cafés, and restaurants, while the railway station offers direct connections to Brighton, London, and beyond. Nature lovers will appreciate the proximity to the River Adur, Widewater Lagoon and the South Downs National Park, making this location ideal for both relaxation and outdoor adventure.

### Inside

This beautifully presented chalet bungalow features three spacious double bedrooms, with the master bedroom upstairs benefitting an ensuite shower room. The ground floor comprises a large kitchen and breakfast area, a spacious lounge and diner with a new log burner and direct access to a large, a bright conservatory overlooking the mature garden and a downstairs bathroom with separate toilet. The second double bedroom downstairs allows for single level living and the well thought-out layout provides a practical and flexible living space.

### Outside

The property features a south-facing private rear garden with large lawn, patio area, a raised fish pond, useful storage shed, and greenhouse. A rear extension onto the garage provides a useful studio/workshop space and the garage benefits a newly installed electric roller door and roof. The front garden is very large, mainly paved, with surrounding raised flower beds and off-road parking for multiple vehicles.

### Life Style

Living in this three double bedroom chalet bungalow on Beach Green, Shoreham-by-Sea offers a relaxed coastal lifestyle with everything on your doorstep. Wake up to sea air and step out for morning walks along the beach. The spacious layout provides flexibility for families, remote workers, or those benefitting from single-level living. With Beach Green as your front garden and Shoreham town centre a short stroll away, you'll enjoy easy access to cafés, shops, and local amenities, all while feeling tucked away in a peaceful seaside setting.

**Kitchen/ Breakfast Room**  
**6.10m.1.52m x 3.05m.1.22m**  
**(20.5 x 10.4)**

**Lounge/ Diner**  
**6.71m.1.83m x 3.66m.0.61m**  
**max (22.6 x 12.2 max)**

**Primary Bedroom**  
4.57m.3.05m x 3.96m.1.83m  
(15.10 x 13.6)

**Ensuite Shower Room**

**Bedroom Two**  
5.18m x 4.27m max (17 x 14  
max)

**Bedroom Three**  
3.96m.2.44m x 3.05m.1.83m  
(13.8 x 10.6)

**Ground Floor Bathroom**

**Separate WC**

**Conservatory**  
4.88m.1.22m x 4.27m (16.4 x  
14)

**Single Garage**  
5.49m.0.61m x 2.44m.1.22m  
(18.2 x 8.4)

**Studio/ Workshop**  
3.96m.0.61m x 3.35m (13.2 x  
11)



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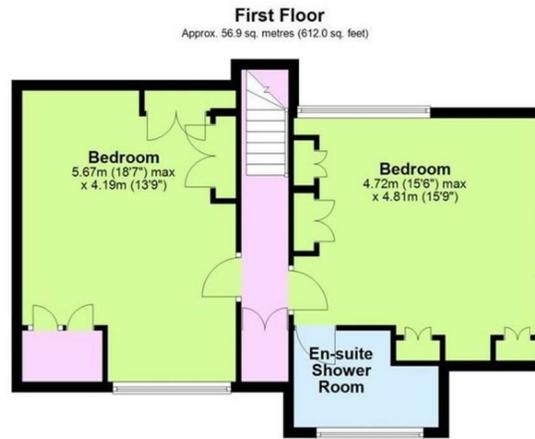
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# Floor Plan



Total area: approx. 179.9 sq. metres (1936.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(21-34) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

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