



Riverside Road, Shoreham Beach, BN43 5RB
Offers Over £800,000

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The Property & Area

Nestled in the highly sought-after area on Shoreham Beach, this exceptional four-double-bedroom detached family home presents a great opportunity for buyers. Boasting a thoughtful extension and a contemporary finish throughout, this property offers an abundance of space and practicality, perfectly suited for modern family living.

Upon entering, you are greeted by a welcoming atmosphere that flows into the heart of the home. The ground floor features a convenient ground floor W.C., an essential for any busy home. The centrepiece of the living space is undoubtedly the extended kitchen breakfast living area. This magnificent open-plan room is designed for both everyday family life and entertaining, providing ample space for cooking, dining, and relaxing. Its modern design and generous proportions make it a truly versatile and inviting space.

For those seeking a more formal or private setting, a large separate lounge offers a tranquil retreat. This large reception room provides a comfortable environment for unwinding, and it gracefully leads through to a bright and airy conservatory. The conservatory serves as a wonderful additional reception space, perfect for enjoying the garden views year-round, whether as a play area, a reading nook, hobby room or an extra dining space.

Ascending to the first floor, you will find four generously sized double bedrooms, each offering comfortable accommodation. The principle bedroom with westerly views up the River Adur benefits from its own private en-suite shower room, providing a luxurious and private space for the homeowners. A well-appointed family bathroom serves the remaining three double bedrooms. The layout has been cleverly designed to maximise space and natural light, creating a bright and airy feel throughout.

Practicality is a key feature of this outstanding property. A separate utility room created from the rear of the garage provides dedicated space for laundry and household chores, helping to keep the main living areas clutter-free. Externally, the property excels with off-street parking for several cars on the large hardstand to the front of the property, a significant advantage in any location. The remainder of the converted garage offers valuable storage space, ideal for bikes, tools, or seasonal items.

The rear garden is a true highlight, offering a secluded and private oasis. Meticulously well-kept, it features a large deck which is accessed from the kitchen and conservatory, perfect for al fresco dining, entertaining, or simply relaxing in the sunshine. The accompanying lawn provides a lovely green space for children to play or for keen gardeners to cultivate. This outdoor area truly complements the interior living spaces, extending the home's appeal.

Location is paramount, and this property does not disappoint. Enjoying an extremely practical position, it is just a four-minute walk (0.2 Miles) to the Ferry Road shops, offering a range of local amenities. Furthermore, the footbridge provides easy access to Shoreham town centre and the mainline train station, making commuting and accessing local facilities incredibly convenient. This house is an extremely practical home that is easy to live in, combining modern comforts with an enviable location. An early viewing is highly recommended to fully appreciate the quality and lifestyle on offer. Call our Shoreham office on 01273 661 577 for more information or to book a viewing.

Material Information

Tenure - Freehold

Council Tax Band - F

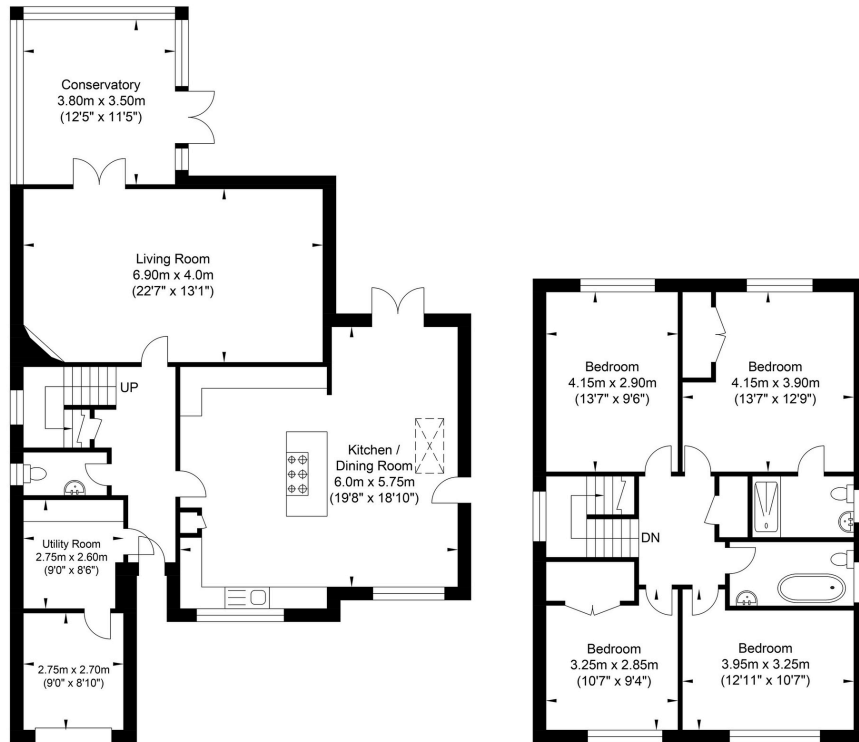
EPC - 74 / C

EPC Rating - C



Floor Plan

Riverside Road, Shoreham-by-Sea



Ground Floor
 Approximate Floor Area
 1121.81 sq ft
 (104.22 sq m)

First Floor
 Approximate Floor Area
 770.91 sq ft
 (71.62 sq m)

Approximate Gross Internal Area (Including Garage) = 175.84 sq m / 1892.72 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B2
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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