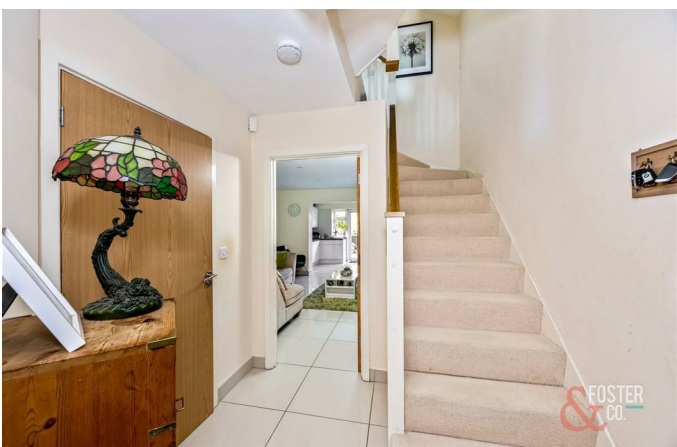
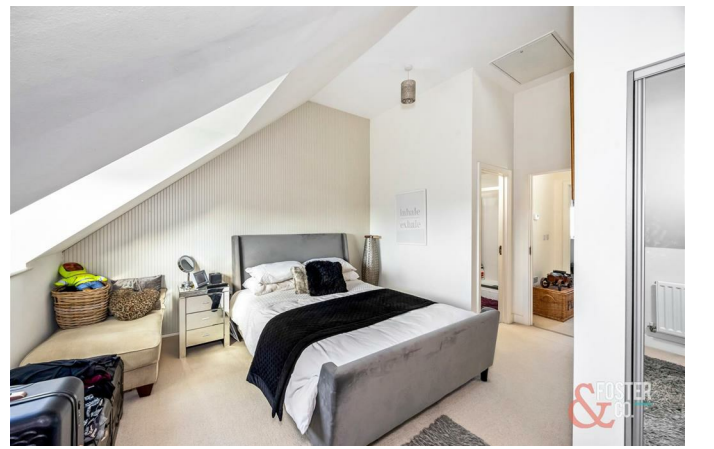




9 Southlands Way
Shoreham-By-Sea, BN43 6AS

Asking price £499,000

Situated in the desirable area of Shoreham-By-Sea, this charming three-storey family home on Southlands Way offers a perfect blend of modern living and comfort. Built in 2011, the property boasts a generous 1,433 square feet of well-designed space, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by a reception room which the current tenants use as a dinning room, but could be a snug or office. The heart of the home is undoubtedly the open-plan kitchen and living room, which seamlessly flows into the lovely garden, creating a perfect setting for family gatherings and summer barbecues.

The first floor features two spacious bedrooms along with a well-appointed bathroom, while the second floor hosts an additional two bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and comfort for all family members.

This property also comes with the added convenience of two allocated parking spaces. With no onward chain, this home is ready for you to move in and make it your own.

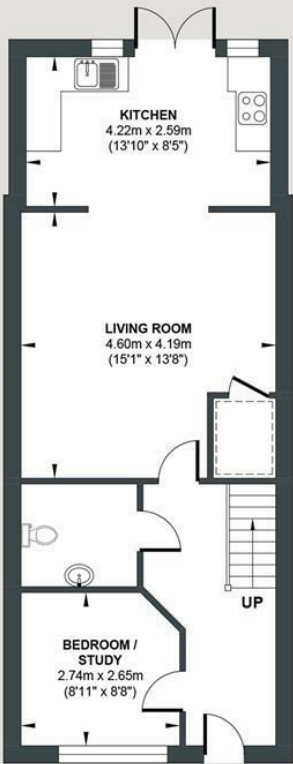


- FREEHOLD
- 2 BATHROOMS
- OPEN PLAN KITCHEN LIVING
- 2 ALLOCATED PARKING SPACES
- 4 BEDROOMS
- SNUG / OFFICE
- GARDEN
- NO CHAIN

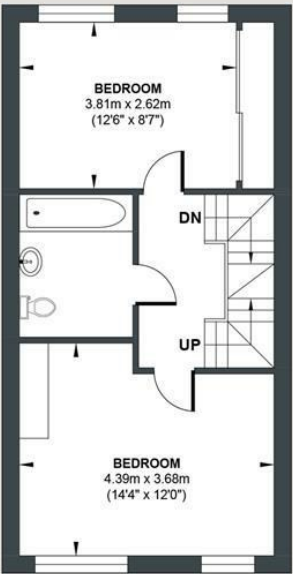
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SOUTHLANDS WAY

Approx. Gross Internal Floor Area = 133.18 sq m / 1433.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
559.29 sq ft
(51.96 sq m)



FIRST FLOOR
Approximate Floor Area
437.12 sq ft
(40.61 sq m)



SECOND FLOOR
Approximate Floor Area
437.12 sq ft
(40.61 sq m)

