



## 344 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA, BN43 5QE

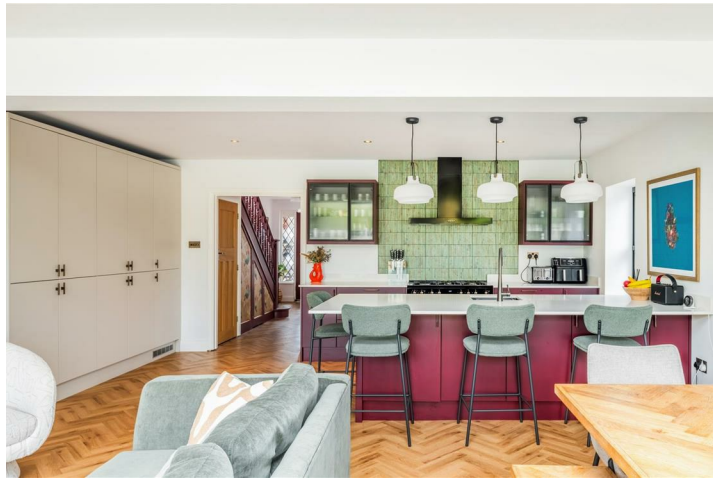
FREEHOLD

Guide Price £1,000,000 - £1,100,000. This fantastic family home has been extended and modernised to a high standard throughout. The layout, good sized rooms and amount of natural light all combine to create a real sense of space. The accommodation comprises; on the first floor, four double bedrooms - the principle benefitting from a newly added ensuite shower room, stunning family bathroom complete with double vanity unit. The ground floor has a double aspect lounge with south facing bay windows, cloakroom, utility room and impressive open living area. The recent full width extension has transformed this space and offering the wow factor to this already beautiful property. The garden is a lovely size with patio areas either side of the lawn, allowing for multiple outside dining spaces and plenty of sun. Additional benefits include off street parking for multiple cars and a useful garage.

This location is perfect to access all that Shoreham has to offer including popular Primary Schools, Buckingham Park and the River Adur within walking distance. The Town Centre is close by with a range of popular shops, cafes and restaurants whilst Shoreham Mainline Station offers regular and direct links to London.

# Nicholas James

SALES LETTINGS AUCTIONS



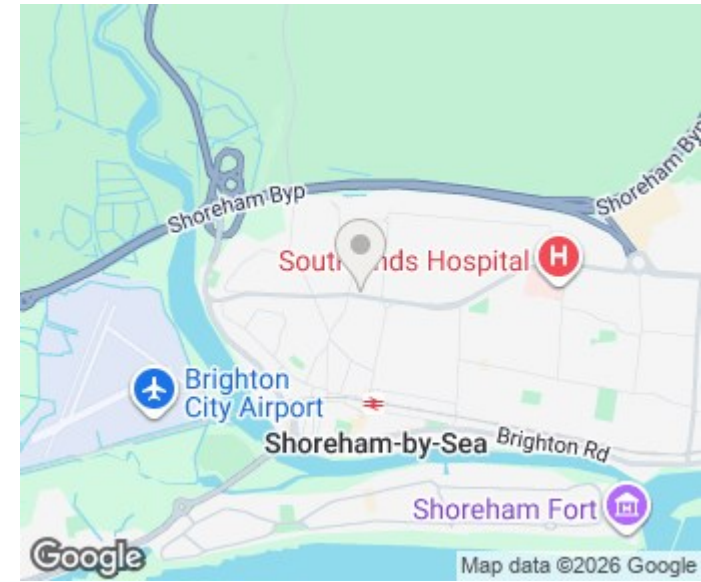


### 344 Upper Shoreham Road

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 159.5 sq m / 1717 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287404)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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