Oakley

New Road, Shoreham-By-Sea, BN43 6RA

Offers Over £350,000

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The Property & Area

Nestled right in the vibrant heart of Shoreham-By-Sea town centre, this charming two-storey house presents an exceptional opportunity for those seeking a blend of modern convenience and unique character. This property is in superb condition throughout and comes with the added benefit of no onward chain, ensuring a smooth and swift transaction.

Upon entering, you are greeted by a light and spacious hallway, thoughtfully designed with ample storage solutions, setting a welcoming tone for the entire home. The ground floor seamlessly transitions into an impressive open-plan living, kitchen, and dining space with a fitted wood burner for those cosy evenings in. This versatile area is perfect for both everyday living and entertaining, allowing for flexible furniture arrangements and a sociable atmosphere. The kitchen is well-appointed, catering to all culinary needs, while the dining area provides a pleasant space for meals. An additional ground floor W.C. adds to the practicality of the layout.

On to the first floor, you will find two well-proportioned bedrooms. The principal bedroom is a true highlight, featuring its own en-suite shower room. The second bedroom is equally inviting, ideal for guests, a home office, or a child's room. The unique styling and great condition are evident throughout this home.

One of the property's most appealing features is its secluded walled patio garden. This private outdoor space provides a tranquil retreat, perfect for al fresco dining, gardening, or simply unwinding after a long day. A convenient rear gate offers easy access, and a dedicated garden store provides practical storage for outdoor essentials.

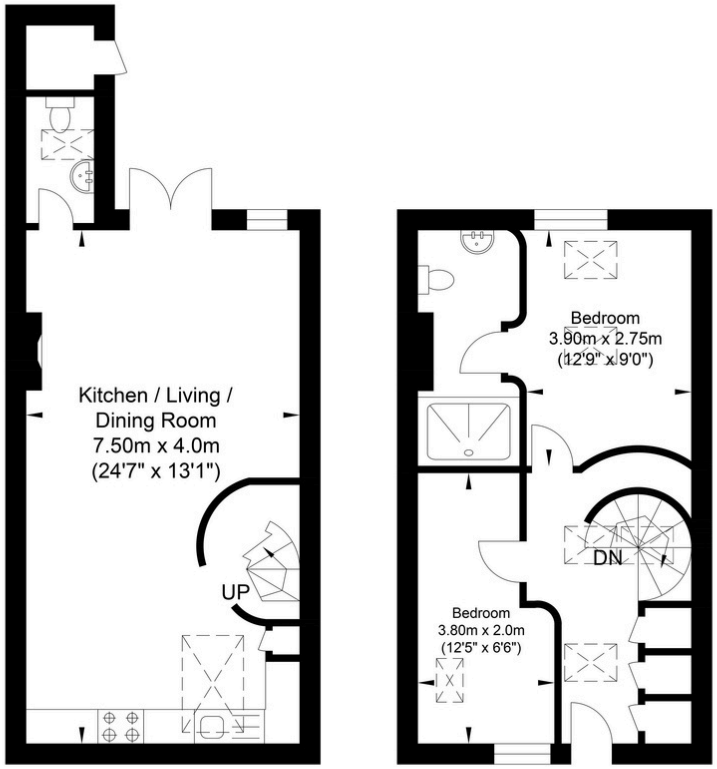
Location is paramount, and this property excels in that regard. Situated just a five-minute walk from Shoreham Mainline Railway Station, commuting is effortless, with direct links to Brighton, London, and beyond. The bustling High Street, with its array of independent shops, cafes, restaurants, and local amenities, is also within a short stroll, as is the Shoreham footbridge giving easy access to Shoreham beach ensuring everything you need is right on your doorstep. The proximity to the town centre means you can fully immerse yourself in the vibrant community spirit of the Shoreham.

This delightful house offers a rare combination of central location, unique styling, and practical living spaces. It represents an ideal purchase for first-time buyers, downsizers, or investors looking for a high-quality property in a sought-after area. For more information or to book to view please get in touch with our Shoreham office on 01273 661 577.

Material Information
Tenure - Freehold
Council Tax Band - C
EPC Rating - D66

Floorplan

New Road, Shoreham-by-Sea



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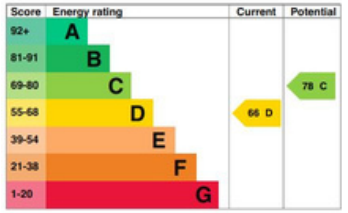
Ground Floor
Approximate Floor Area
354.88 sq ft
(32.97 sq m)

First Floor
Approximate Floor Area
322.91 sq ft
(30.0 sq m)

Approximate Gross Internal Area = 62.97 sq m / 677.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



Oakley
Your Sussex Property Expert

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