



140 Church Green, Shoreham by Sea, BN43 6JW
Offers over £280,000

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The Property & Area

Offered for sale with no chain, this two-bedroom house in Church Green in Shoreham is a great option for anyone looking for a home they can make their own, or it could be ideal for a landlord.

The house has been rented for more than 20 years and now needs modernisation throughout.

The ground floor includes a lounge and separate kitchen, with direct access from the kitchen into the rear garden.

Upstairs are two bedrooms and a bathroom with a window. The bright and airy layout is practical and gives the next owner a good base to improve and make it their own.

Outside, there is a private rear garden and parking to the rear.

The property is within easy reach of Shoreham town centre and Southwick Square, with their range of independent shops, cafés and restaurants. Shoreham & Southwick railway stations both provide direct services to Brighton, Worthing and London, while Kingston Beach, The River Adur and local schools are also nearby, making this a fantastic area to live and work.

The Homlbush Shopping centre is just north of Church Green with a Tesco Superstore, Amercian Golf, Next & a Marks & Spencer giving you plenty of local shopping options.

To arrange your viewing, please give our Shoreham team a call on 01273 661577.

Material Information:

Tenure: Freehold

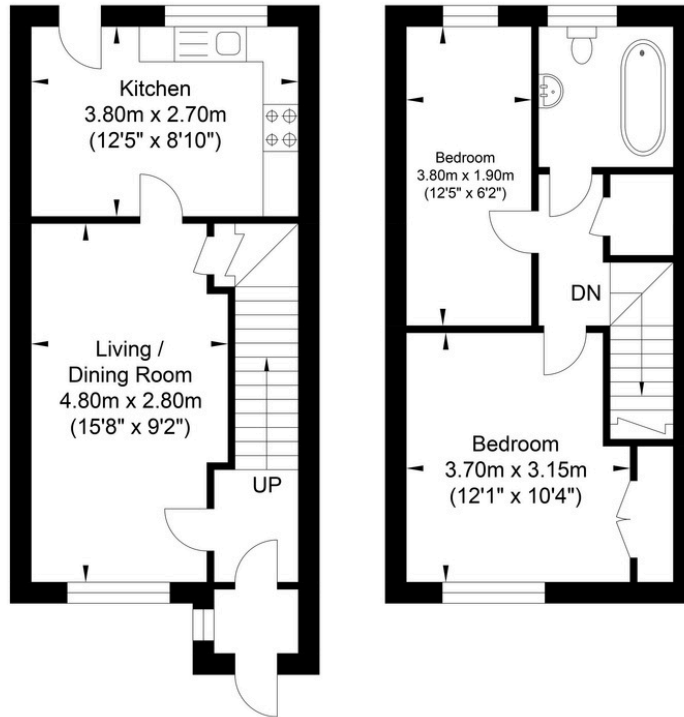
Council Tax: C

Electric Heating



Floorplan

Church Green, Shoreham-by-Sea



Ground Floor
 Approximate Floor Area
 336.26 sq ft
 (31.24 sq m)

First Floor
 Approximate Floor Area
 323.13 sq ft
 (30.02 sq m)

Approximate Gross Internal Area = 61.26 sq m / 659.39 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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