



Oxen Court, Oxen Avenue, Shoreham-By-Sea, BN43 5AS
Offers Over £375,000

Oxen Court, Oxen Avenue, Shoreham, BN43 5AS

The Property & Area

Nestled in the highly sought-after and tranquil Oxen Avenue, Shoreham-By-Sea, this charming three-bedroom terraced house presents an exceptional opportunity for those seeking a property with immense potential in a great location. This property is perfectly positioned for convenient living, being just under half a mile from Shoreham Mainline Railway Station, making it ideal for commuters. Furthermore, the vibrant Shoreham High Street and the picturesque footbridge leading to the beach are both approximately half a mile away, offering an enviable coastal lifestyle right on your doorstep.

Upon entering, you are greeted by a welcoming atmosphere that, whilst perfectly liveable, would undoubtedly benefit from redecoration throughout, allowing the new owners to imprint their personal style and create a truly bespoke home. The ground floor features a convenient W.C., adding to the practicality of the layout, alongside a spacious reception room & dining area that provides ample space for relaxation and entertaining.

Ascending to the first floor, you will find three well-proportioned bedrooms, providing comfortable accommodation for families or those needing extra space for a home office. A family bathroom on this level serves all bedrooms, completing the upstairs layout. The property's design maximises natural light, creating bright and airy interiors throughout.

Externally, the property boasts attractive gardens to the front, enhancing its kerb appeal and providing a pleasant outlook. To the rear, a private garden offers a secluded outdoor space perfect for al fresco dining, gardening, or simply unwinding. A significant advantage of this property is the inclusion of a garage, accessible directly from the rear garden, providing secure parking or valuable storage. In addition to the garage, communal parking is available to the front of the property, ensuring ample parking options for residents and visitors alike.

The location of Oxen Avenue is truly one of its strongest assets. Beyond its proximity to the railway station, high street, and beach, the property is also within easy walking distance of several highly regarded local junior schools, making it an ideal choice for families. The quiet nature of the avenue ensures a peaceful residential environment, yet all the amenities and attractions of Shoreham are readily accessible. From independent shops and cafes to recreational facilities and scenic walks along the Adur River, Shoreham offers a fantastic quality of life.

This delightful terraced house represents a superb opportunity to acquire a home in a desirable location, offering the chance to modernise and personalise to your exact tastes. With its excellent transport links, proximity to local amenities, and the allure of coastal living, early viewing is highly recommended to fully appreciate the potential and charm this property has to offer.

If you require more information or would like to book to view please call our Shoreham Office on 01273 661 577

Material Information

Tenure - Leasehold

Lease - 99 years from 24th June 2000

Ground Rent - £100 pa

Annual Service Charge £611.04 pa.

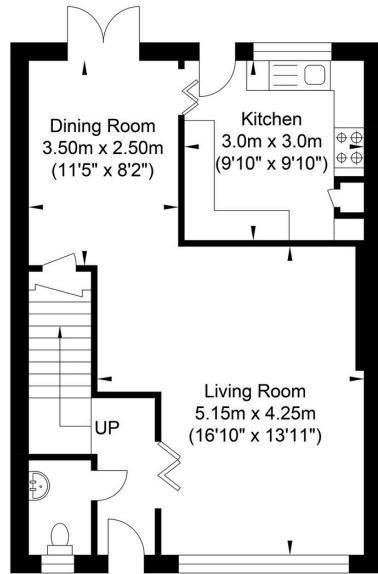
Council Tax Band - c

EPC Rating - C/69

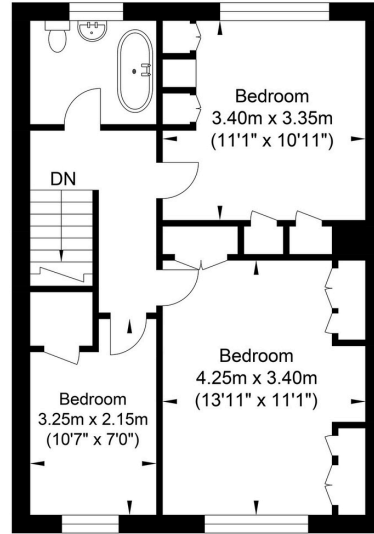


Floorplan

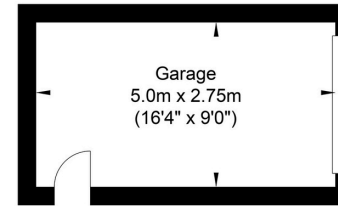
Oxen Avenue, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
497.29 sq ft
(46.20 sq m)



First Floor
Approximate Floor Area
497.29 sq ft
(46.20 sq m)



Garage
Approximate Floor Area
148.0 sq ft
(13.75 sq m)



Approximate Gross Internal Area (Excluding Garage) = 92.40 sq m / 994.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

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|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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