



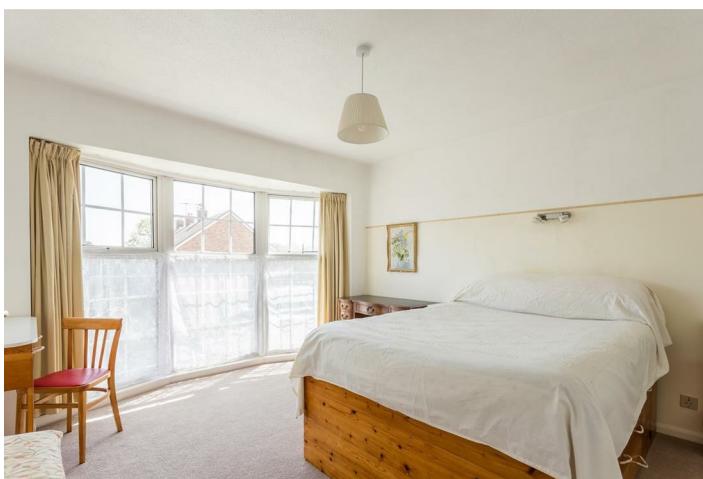
31 GREENACRES SHOREHAM-BY-SEA, BN43 5WY

FREEHOLD

Superb chain free semi-detached home with west facing rear garden and garage, located within this extremely popular area of Shoreham. The property offers spacious accommodation comprising; good sized lounge opening onto a dining area overlooking the rear garden, a separate kitchen, three bedrooms, bathroom and separate WC. There is a real feeling of space with a lovely layout and plenty of natural light throughout. Outside there is a generous, well maintained front garden and a delightful rear garden. There is the possibility to extend on the ground floor and into the loft (subject to necessary consents).

The location will appeal to many, being within walking distance of popular shops, cafes, restaurants, pubs, arts/music venue and community centre, along with Shoreham mainline station offer regular links to Brighton & London. There is lots of open space to enjoy including the beach, local parks/ greens and the river/ downs link cycle path all easily accessible. Families will enjoy having Ofsted rated outstanding/ good schools close by including Swiss Gardens primary school and Shoreham Academy.

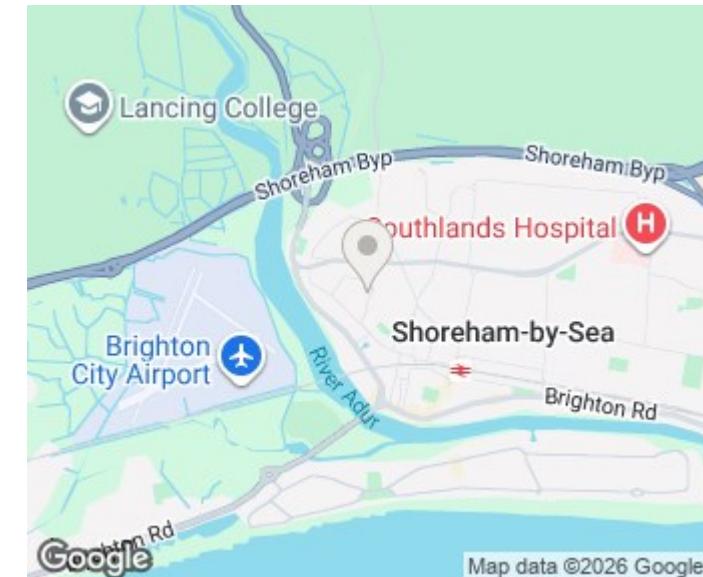
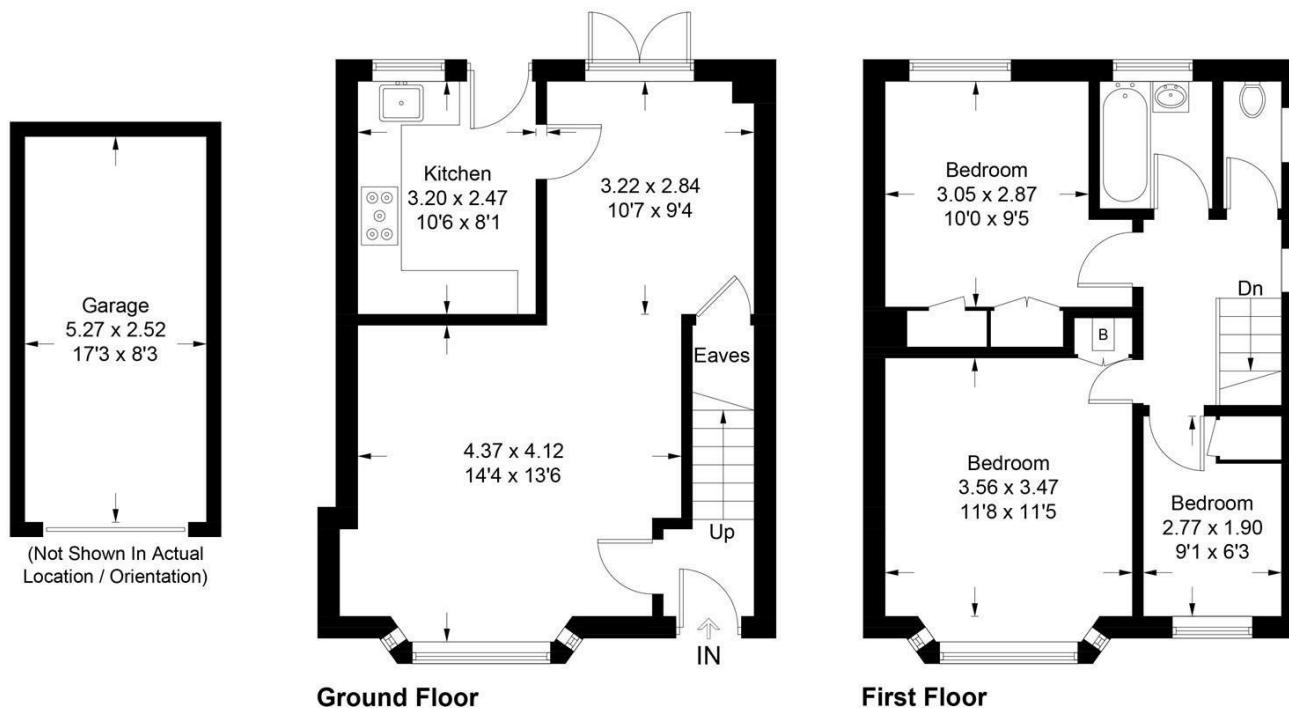
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31 Greenacres

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 95.5 sq m / 1028 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		71
(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	

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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