



West Street, Shoreham-By-Sea, BN43 5WF

welcome to

West Street, Shoreham-By-Sea

A bright and beautifully presented three bedroom home boasting a superb open-plan kitchen/dining room with bifold doors onto the rear garden, spacious lounge, downstairs WC, impressively sized family bathroom and the added benefit of a driveway providing off-road parking.

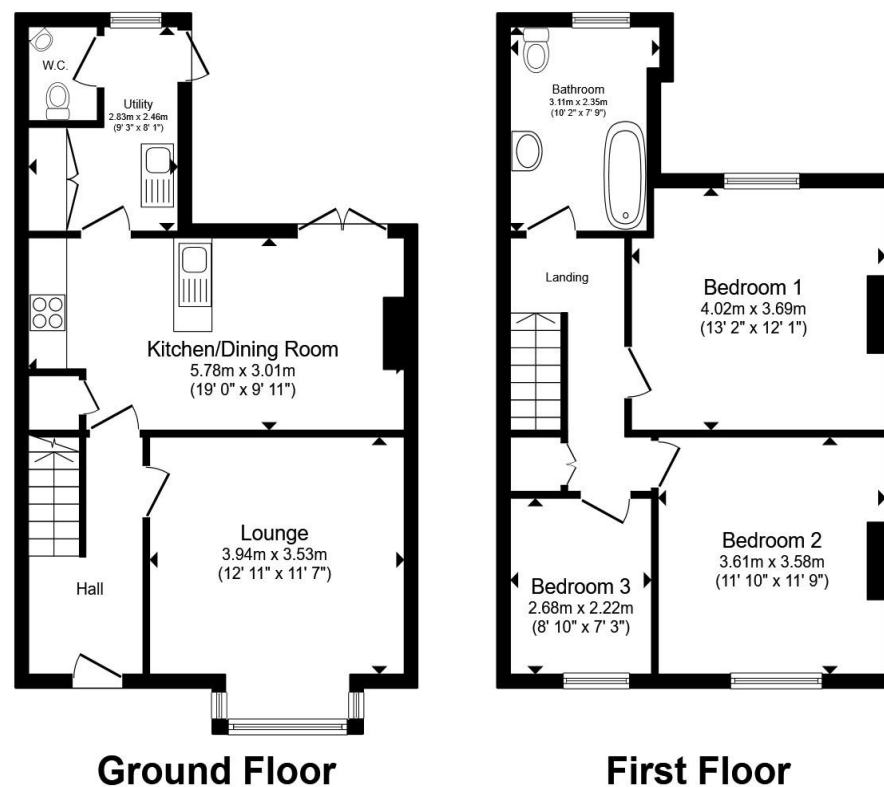


Upon entering, the hallway leads into a beautifully presented lounge, a bright and spacious room with a lovely bay window and characterful feature fireplace. Continuing through the ground floor, the kitchen/dining room sits to the rear of the property and offers plenty of space for both cooking and dining. The kitchen has a wide range of units with ample worktop space, while the dining area benefits from bifold doors opening directly onto the rear garden. There is also a useful downstairs WC, as well as a handy utility area providing additional space for appliances and storage.

Upstairs, there are three well-proportioned bedrooms along with a particularly large family bathroom, complete with a separate bath and shower.

Outside, the rear garden offers a great amount of space, with a decked seating area leading onto the lawn, alongside mature planting and a useful garden shed. To the front, the property benefits from a driveway providing convenient off-road parking, the current owners have also purchased a permit for an additional parking space from the church opposite. The current owners have improved the property throughout to a great standard, creating a lovely home that is ready to move straight into. Internal viewings are highly recommended.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 97.1 m² (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to West Street, Shoreham-By-Sea

- Three Well Proportioned Bedrooms
- Spacious Kitchen/Dining Room
- Bifold Door Opening Onto Rear Garden
- Bright Lounge With Bay Window & Feature Fireplace
- Downstairs WC
- Utility Area
- Driveway Providing Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105549



Property Ref:
SHM105549 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


fox & sons



01273 461671



Shoreham@fox-and-sons.co.uk



3 The Vinery, St. Marys Road, SHOREHAM-BY-SEA, West Sussex, BN43 5ZA



fox-and-sons.co.uk