





This beautifully presented detached FOUR BEDROOM family home in Shoreham-by-sea must be viewed to avoid disappointment. If you are looking for home where you can move straight in, then look no further as this property offers everything a family could possibly need. There is a nice sized South facing garden ideal for those family get together's being mainly laid to lawn with a variety of mature shrubs and bushes. The kitchen/breakfast room has been designed offering lots of storage and space with integrated appliances. The two large reception areas offer space for a large growing family. Situated less than a ten minute walk from the station and other local amenities this makes this home ideal for all age groups. There is off road parking to the front of the property for ample cars. The owner of this home is now suited and ready to go. Please call today to avoid disappointment.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



HALLWAY

RECEPTION ROOM

LIVING ROOM

OFFICE

KITCHEN/BREAKFAST ROOM

BEDROOM ONE

BEDROOM TWO

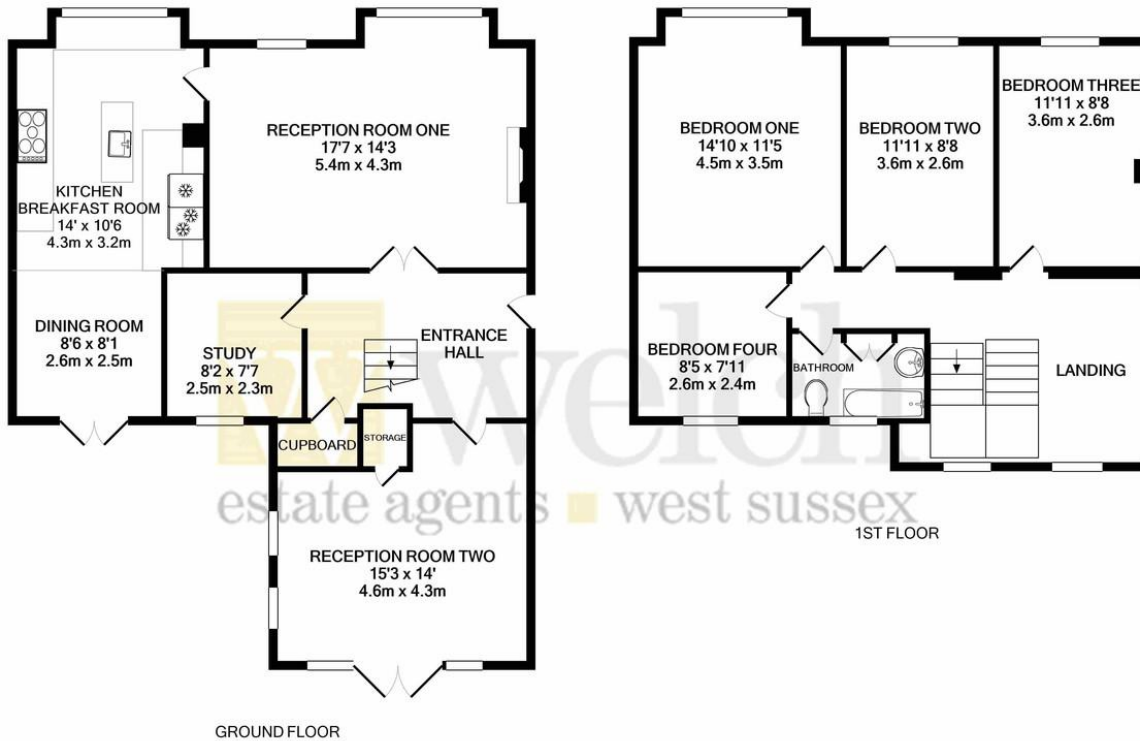
BEDROOM THREE

BEDROM FOUR

BATHROOM

ROOM





TOTAL APPROX. FLOOR AREA 1523 SQ.FT. (141.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		52	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		