



East Meadway
Shoreham-By-Sea

HEALY
& NEWSOM

EST. 1990





East Meadway, Shoreham-By-Sea, BN43 5RF

Offers in the region of £775,000

We are pleased to bring to market a well-presented, three-bedroom, detached family home situated in the sought-after residential area of East Meadway in Shoreham, just one road away from Shoreham beach!

Offering bright, spacious accommodation throughout and a desirable large, south-facing garden, the property is ideal for families or buyers seeking comfortable and versatile living space, with the option to extend, subject to planning.

The ground floor comprises of a welcoming and spacious entrance hallway, with storage cupboard and convenient ground floor WC, a well-appointed kitchen with plenty of storage and hatch looking into the dining area. The hallway leads into a spacious open-plan living and dining room with gas fire, providing an excellent space for both relaxing and entertaining. From here, doors lead into a bright conservatory which enjoys pleasant views over the large rear garden and patio area and offers additional cosy living space throughout the year.

Upstairs, the property features two generously sized double bedrooms, including a master bedroom benefiting from its own en-suite shower room and built in wardrobes. There is a further family bathroom, which has a large corner bath and shower cubicle. A third single bedroom with built in bed provides a perfect child's room, home office, or guest room.

The former garage has been thoughtfully converted to create a useful home office, also incorporating a practical utility area, providing additional flexible space ideal for home working and laundry/pantry.

Externally, the property enjoys a private south-facing rear garden, ideal for outdoor dining and enjoying the sun throughout the day! The property also benefits from a large, paved drive, where three vehicles can be kept off the road. This home is well positioned for popular local amenities, schools, and transport links, and most desirably Shoreham beach is a short walk away, making it a superb opportunity for a range of buyers.

Location

East Mead way is a quiet road situated off Single Road within close proximity of amenities in Ferry Road and just moments away from Shoreham beach, as well as being within the catchment area for Shoreham Beach Primary School. Just over a mile away and over River Adur footbridge you'll find the trendy Shoreham high street with its many bars, restaurants and shops, as well as Shoreham mainline train station. Bus routes from here afford access to Brighton City centre and beyond.

Additional Information

EPC rating: D

Internal measurement: 1,559.69 Square feet / 144.9 Square metres

Council tax band: E

Tenure: Freehold

EAST MEADWAY



Approximate Gross Internal Area = 144.90 sq m / 1559.69 sq ft (Without Attic)
Illustration for identification purposes only, measurements are approximate, not to scale.



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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