

27 New Road

Shoreham-By-Sea, BN43 6RB

Fixed Price £1,000,000

Sat on a huge plot in a very central location in the heart of the Shoreham conservation area, this rare and unique three/four bedroom semi-detached period home is presented in excellent decorative order and boasts three bathrooms, a large garage and off-street parking for two/three cars on the forecourt, and has the unusual factor of having two expansive gardens with possible development opportunities.

Stepping inside, the property offers bright and sunny accommodation with close to 1,650 sq ft of living space. Serving the ground floor, you have an inviting south facing living to the front that basks in natural sunlight. Centrally located is a cloakroom and to the rear, there is bedroom four/second reception room and completing the ground floor layout, you have the large dining room with the sleek kitchen set-off. The kitchen and dining area provides plenty of room for socialising whilst taking in the views of the garden. If desired, there is also ample room to extend the property into the large garden.

Moving upstairs to the first floor, three great sized double bedrooms can be found with two of the bedrooms enjoying en suite bathrooms. A further luxury family bathroom can also be found on this level along with a study.

Outside, the generously sized garden has been beautifully landscaped with a paved area directly accessed from the kitchen that leads on to a decked area. The rest of the garden is mainly laid to lawn with some lovely mature planting surrounding and has a handy side gate.

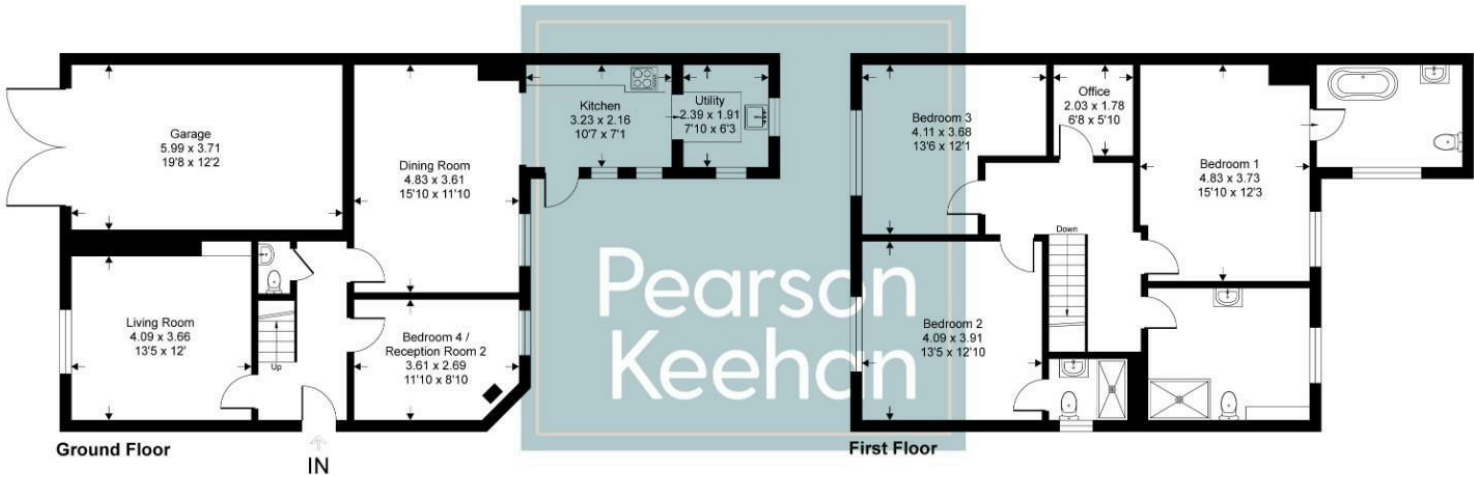
That's not where the outside space ends though.... there is a further adjacent garden and outbuildings that also comes with this amazing property. This area was the original cottage garden with outbuildings and is currently used as a vegetable plot. This large plot offers endless options for alternative uses from a home office to a granny annexe or summer house.

In terms of location, the property is in an ideal central location, being just minutes from the footbridge to Shoreham Beach, Mainline Railway Station, Shoreham's buzzing café culture and other amenities including the Sussex Yacht Club. Brighton and Worthing are with an easy reach if you wanted to venture further afield.



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Approximate Gross Internal Area = 152.5 sq m / 1642 sq ft
Approximate Garage Internal Area = 22.2 sq m / 240 sq ft
Approximate Total Internal Area = 174.7 sq m / 1882 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

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