

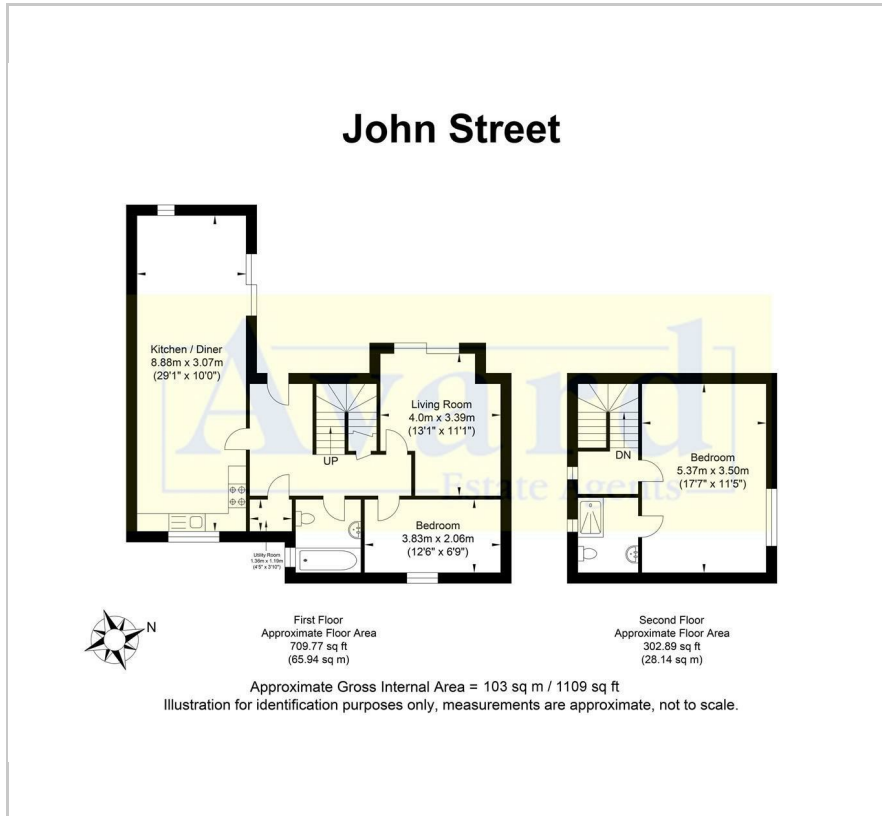
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Estate Agents



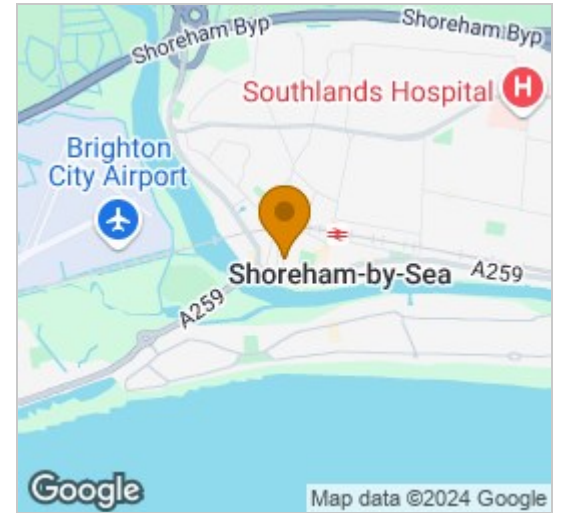
10b John Street  
, Shoreham-By-Sea, BN43 5DN  
**£1,950 Per month**

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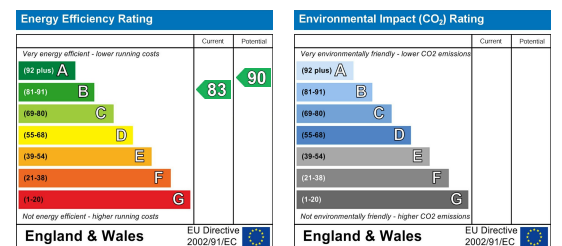
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Private Garden
- Off Road Parking Space
- 1 En Suite & Bathroom
- Aluminum Bi Fold Doors
- New Build Home 2023
- We Have Keys To View
- Show Home Finish
- Located Just Off The Sought After Shoreham High Street

Avard Estate Agents are delighted to offer for let this fantastic newly built 3 bedroom detached town house spanning over two floors finished to a high specification and must be viewed to appreciate the attention to detail and finish. Situated in the heart of Shoreham being a short stroll to the high street boasting selection of independent shops, cafes, pubs, coffee shops and restaurants. Within a short walk of Shoreham Mainline Railway Station, as well as being meters away from the river Adur with ferry bridge leading to Shoreham beach nearby. This beautifully presented property is luxury modern living with accommodation comprising of on the ground floor hallway, open plan with living/dining area, modern kitchen with appliances, cloakroom, bedroom. Stairs to first floor, landing, two bedrooms and family bathroom. On the second floor are two further bedroom both with en-suite shower rooms and landing. Outside the property is a driveway to front with laid to lawn and patio areas to rear.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.