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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2 Lavender Hill

, Shoreham-By-Sea, BN43 6JB

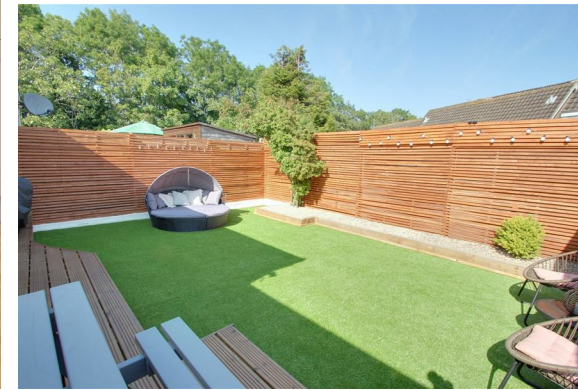
Offers over £425,000

Freehold Council Tax Band



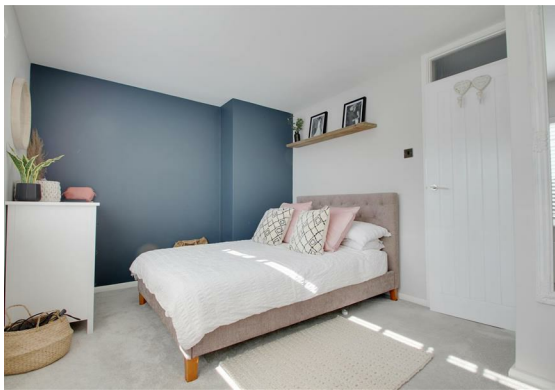
James & James Estate Agents are delighted to market this beautifully 3/4 bedroom semi-detached family home. Situated on the sought after Herb estate. the property is in close proximity to Holmbush shopping centre and is a short distance to the mainline train station and Shoreham High St.

Briefly, the accommodation comprises entrance hall, lounge, open plan kitchen diner with double glazed French doors onto rear garden. To the first floor there are three bedrooms and a family bathroom with a further bedroom area in the loft space. Externally, the rear garden has been recently transformed into a maintenance free area with majority artificial lawn and decking. The front garden is laid to lawn with a block paved driveway leading to the garage.



- \* 3 bedrooms & further loft area
- \* Beautifully presented
- \* Semi-detached family home
- \* Luxury open plan kitchen/diner
- \* Maintenance free rear garden
- \* Private Driveway
- \* Garage
- \* Sought after Shoreham location

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.



Lounge  
15'9 x 11'2 (4.80m x 3.40m)





Kitchen Diner  
20'5 x 11'2 (6.22m x 3.40m)

Bedroom 1  
15'1 x 9'6 (4.60m x 2.90m)

Bedroom 2  
8'9 x 6'6 (2.67m x 1.98m)

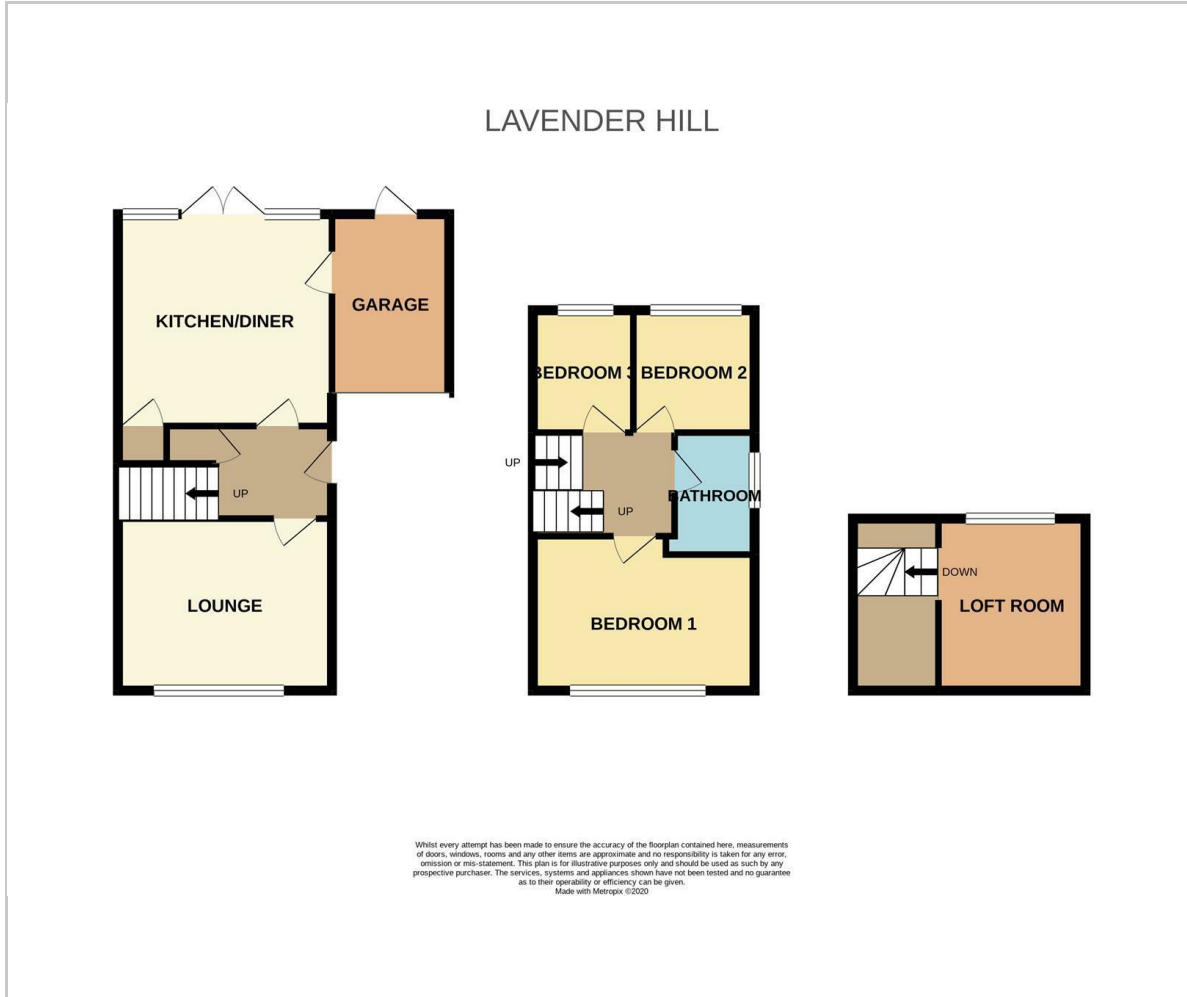
Bedroom 3  
8'9 x 7'2 (2.67m x 2.18m)

Loft Room  
10'11 max x 9'6 (3.33m max x 2.90m)

Bathroom  
8'1 x 5'7 (2.46m x 1.70m)



## Floor Plan



## Viewing

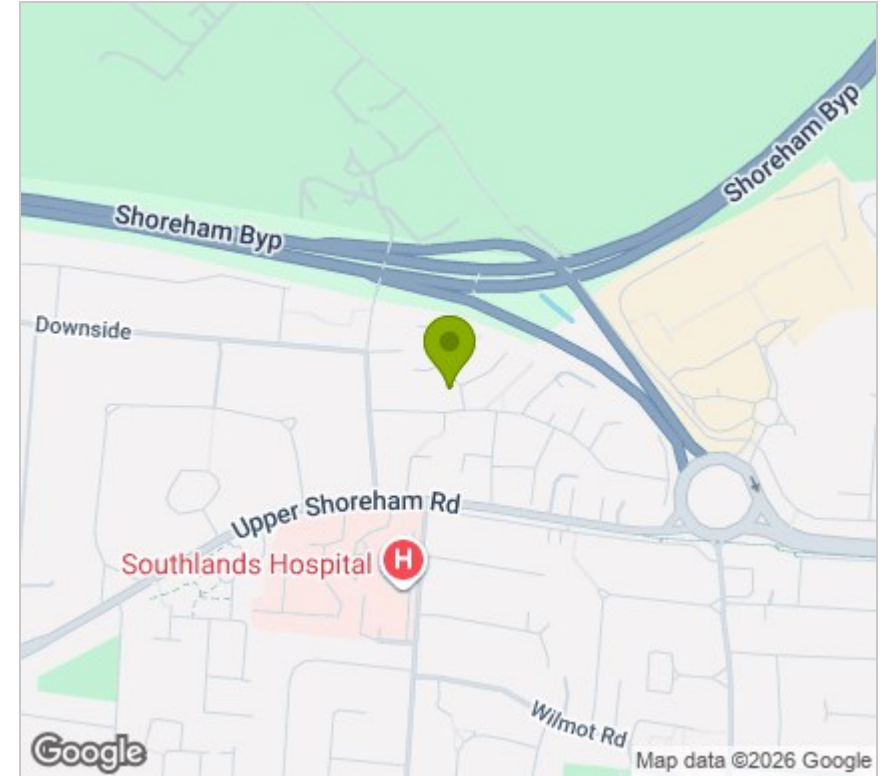
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

