



4 SEAFIELDS, THE CLOSE SHOREHAM-BY-SEA, BN43 5AH

FREEHOLD

Guide Price £425,000 - £450,000. A beautifully presented three-bedroom end-of-terrace home, tucked away in a quiet cul-de-sac location. The property offers well-balanced accommodation throughout, including a spacious living and dining room, modern fitted kitchen, contemporary bathroom and the added convenience of a ground floor WC.

Outside, the property benefits from a private rear patio garden, ideal for entertaining or relaxing, while the south-facing front patio provides an additional sunny seating area throughout the day. Further benefits include a garage located en-bloc to the rear.

Situated in a peaceful residential setting, yet within easy reach of local amenities, schools and transport links, this is a fantastic opportunity for families, first-time buyers and downsizers alike. Shoreham mainline station provides regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Seafields

Approximate Gross Internal Area = 81.1 sq m / 872.9 sq ft
Garage = 10.6 sq m / 114 sq ft
Total = 91.7 sq m / 986.9 sq ft

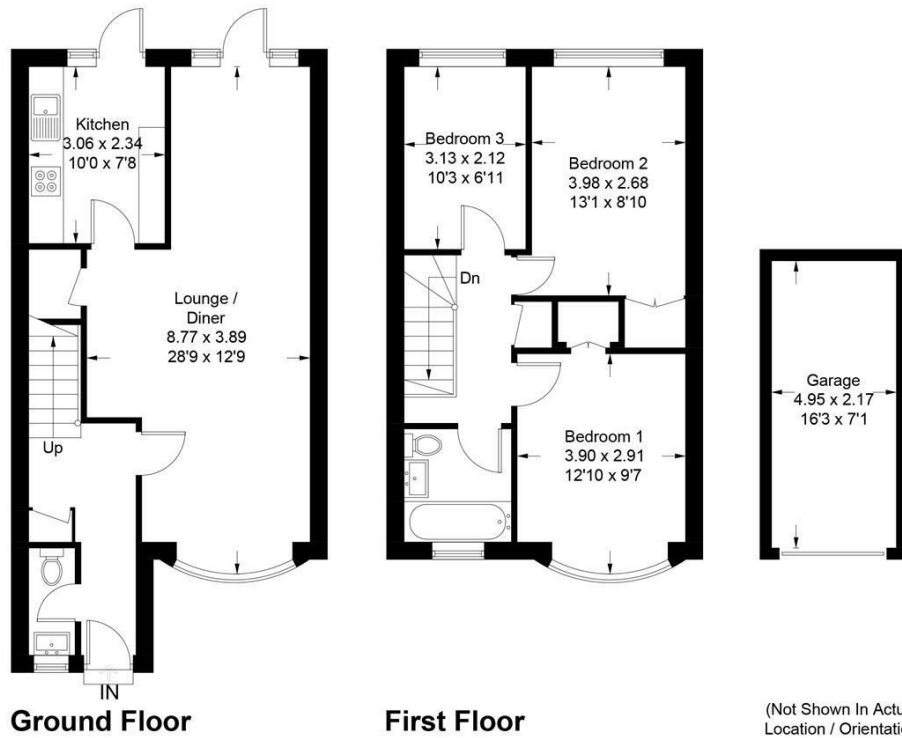
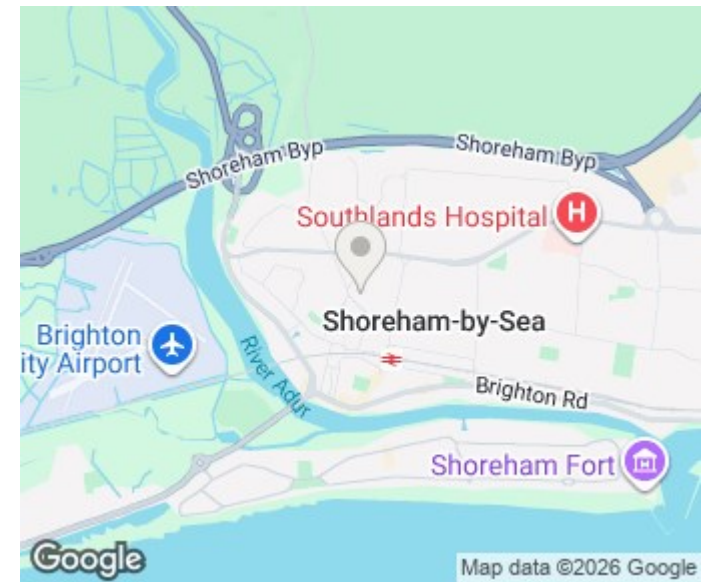


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308908)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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