



19 SOUTHLANDS WAY SHOREHAM-BY-SEA, BN43 6AS

£325,000
FREEHOLD

Guide price £325,000 - £350,000. A modern two-bedroom terrace home in the sought-after Southlands Way, Shoreham. The property features a well presented lounge-diner, contemporary fitted kitchen, downstairs WC and a private, low maintenance rear garden. Upstairs are two double bedrooms and a modern family bathroom. Additional benefits include an allocated parking space and solar panels helping reduce future utility costs.

Conveniently located close to Shoreham town centre, the train station, local amenities, the South Downs, and the Sussex coast, this property is ideal for first-time buyers, small families, or downsizers. Early viewing is recommended.

**Nicholas
James**

SALES LETTINGS AUCTIONS



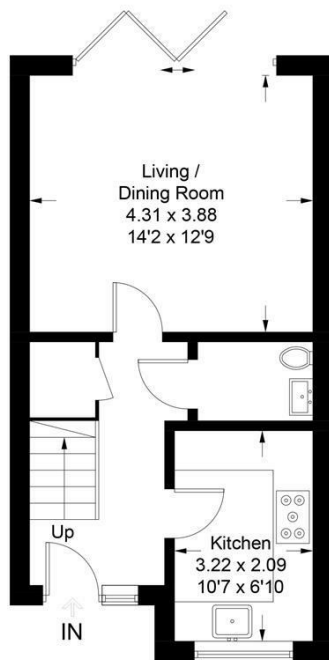


Southlands Way

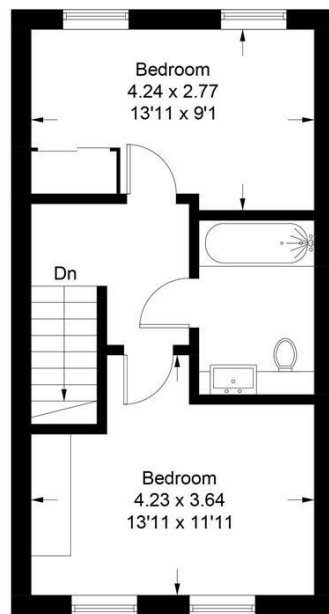
Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

Shed = 7.7 sq m / 83 sq ft

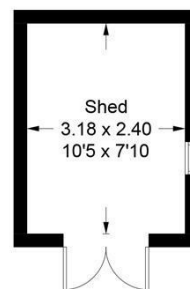
Total = 80.4 sq m / 865 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310477)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

SALES LETTINGS AUCTIONS