



15 GREENACRES SHOREHAM-BY-SEA, BN43 5WY

FREEHOLD

Guide Price £450,000 - £475,000. A beautifully presented three-bedroom home tucked away in a quiet cul-de-sac, offering bright, well-proportioned accommodation arranged over two floors. The ground floor features a spacious living room with an attractive bay window, flowing through to an open-plan dining area with direct access onto the rear garden. A modern fitted kitchen sits just off the dining area, creating a sociable and practical living space. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a west-facing rear garden, ideal for enjoying the afternoon and evening sun. There is also a garage en bloc, located to the rear of the property.

Greenacres is conveniently positioned for everyday family life, with a wide choice of schools, local shops and cafés nearby, while Shoreham's river and beach are also within easy reach. Shoreham station offers regular and direct links to Brighton & London. The location offers a great balance between a peaceful residential setting and everything Shoreham has to offer.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Greenacres

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

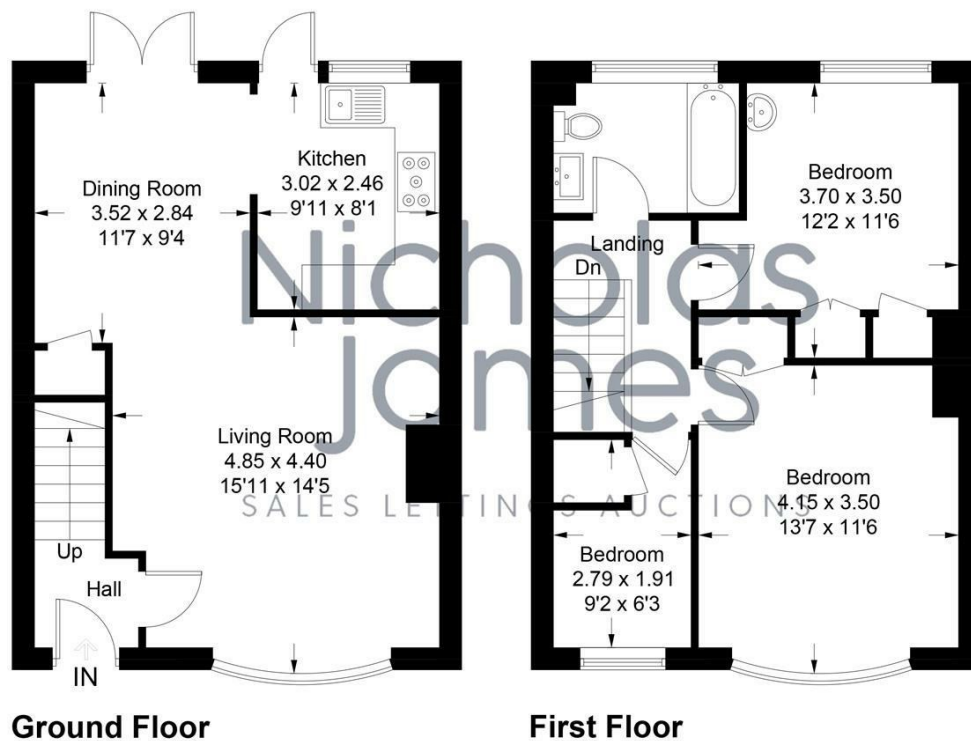
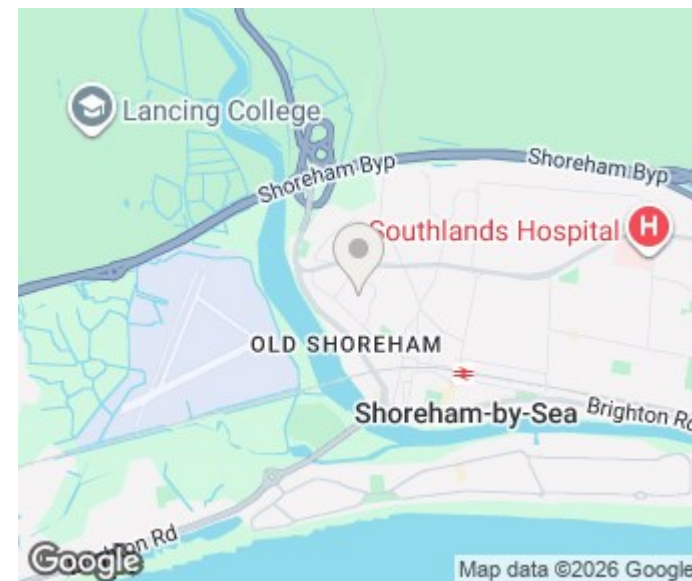


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335755)



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

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