



22 Nicolson Drive, Shoreham-By-Sea, BN43 5UP Offers in excess of £400,000

A three-bedroom terraced home requiring complete modernisation, offering excellent scope for improvement and value enhancement in a sought-after Shoreham-by-Sea location.

Situated in a sought-after residential location in Shoreham-by-Sea, this three-bedroom terraced home presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. Requiring refurbishment throughout, the property offers well-proportioned accommodation across two floors and is ideally suited to investors, developers, or purchasers looking to create a home tailored to their own tastes and requirements.

The ground floor comprises a welcoming entrance hall leading to a spacious front reception room featuring a bay window, together with a separate dining area and kitchen. To the rear, a generous family/sitting room provides additional living space and enjoys direct access to the garden, creating excellent potential for reconfiguration or open-plan living, subject to the necessary consents.

To the first floor are three bedrooms, including a spacious principal bedroom, alongside a family bathroom and useful airing cupboard storage.

Externally, the property benefits from front and rear gardens and enjoys a convenient position close to local amenities, schools, transport links, and Shoreham's town centre. Offering significant potential for improvement, this property represents a fantastic opportunity to create a desirable family home in a popular coastal location.

Early viewing is highly recommended to appreciate the potential on offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

