



Kingston Lane

Shoreham-by-Sea, BN43 6YB



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Guide price £550,000

A beautifully presented three bedroom home, located in the popular area of Shoreham-By-Sea.

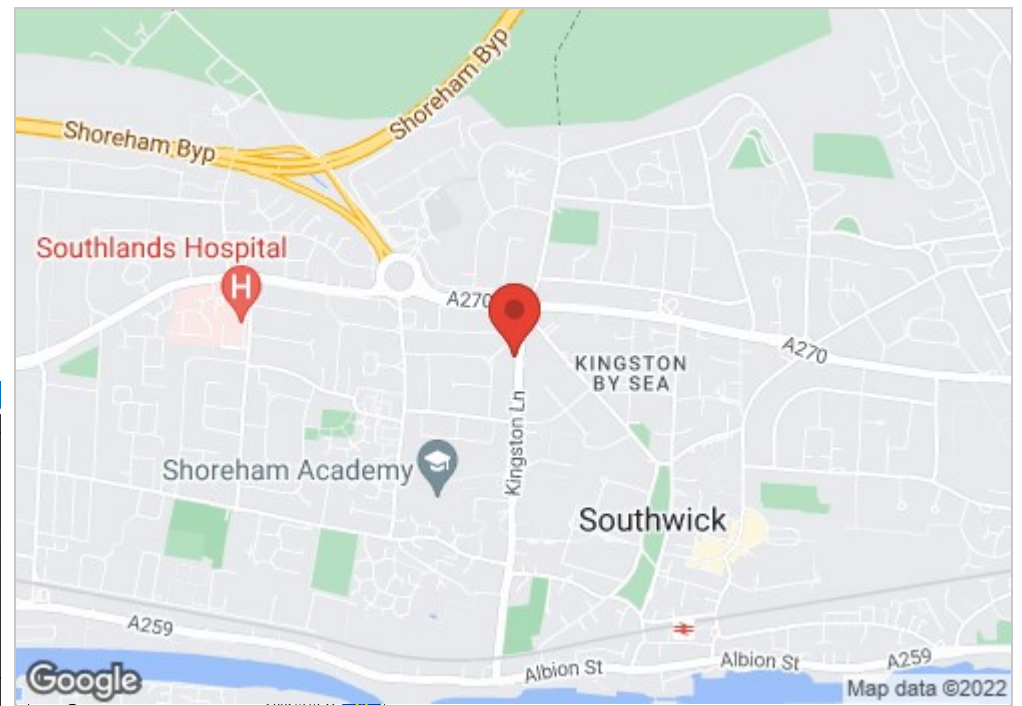
A particular feature of this property is its west facing rear garden. On the ground floor the kitchen, which has been upgraded, is situated to the back of the property which opens up to a generous living/dining room with French doors giving access to the garden.

Nearby are an array of local amenities including a choice of supermarkets including Tesco and Marks & Spencer at the Holmbush Shopping centre. Shoreham train station is just over a mile away in distance giving links to London and there are local bus services with buses reaching further parts of the city including Shoreham high street and Brighton & Hove for further shopping facilities. It also has great road links into Brighton.

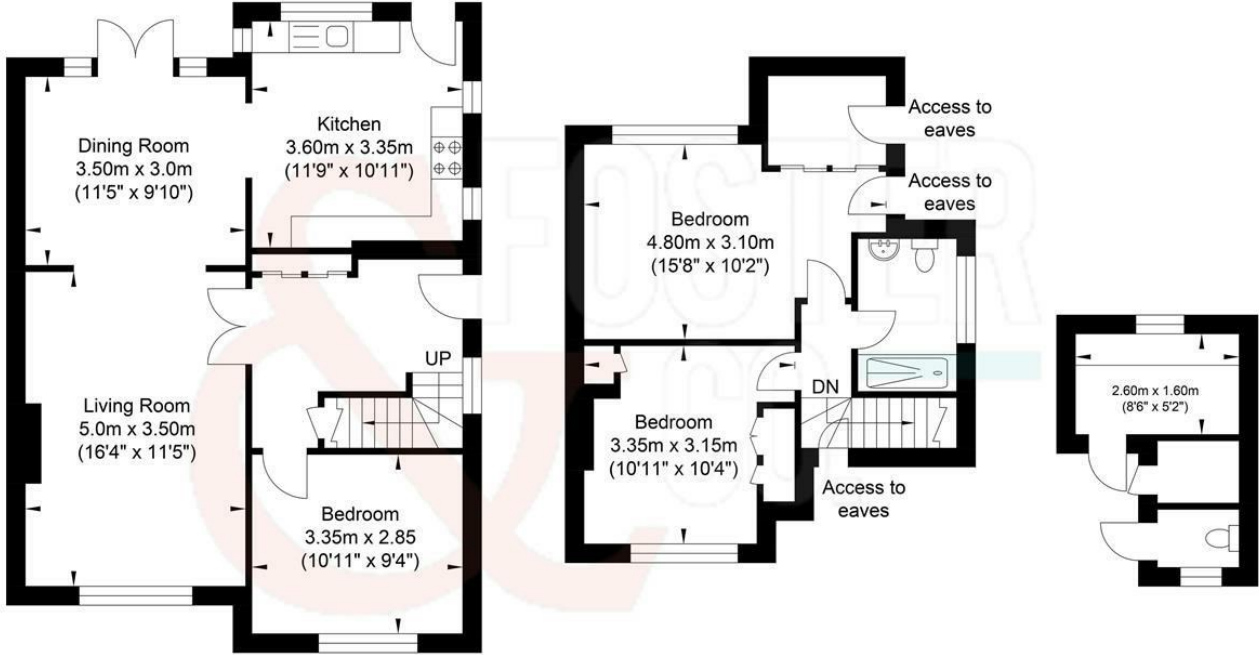


- Three Bedrooms
- Private Driveway
- Living Room
- Pressurised Hot Water System
- West Facing Garden
- Modern Kitchen
- Water Softener

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	



Kingston Lane, Shoreham-by-Sea



Ground Floor
 Approximate Floor Area
 664.88 sq ft
 (61.77 sq m)

First Floor
 Approximate Floor Area
 362.09 sq ft
 (33.64 sq m)

Outbuilding
 Approximate Floor Area
 74.37 sq ft
 (6.91 sq m)

Approximate Gross Internal Area = 102.32 sq m / 1101.36 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

