



New Road

Shoreham-by-Sea, BN43 6RA

FOSTER
& CO.

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Guide price £425,000

GUIDE PRICE £425,000 - £450,000 Foster & Co are delighted to present to market a stunning and rarely available 1850's cottage in the hub of Shoreham's beautiful Town Centre! This Three story town cottage has been finished to great standard throughout. Moments away from the buzzing town centre, river walks, and the beach is a short walk over the footbridge.

Inner accommodations as you enter; lounge with feature fire and window looking to front, separate dining room with access to the large cellar which could be used as a wine cellar/ gym or pantry. Kitchen; a range of eye level and base units, comprising of cupboards and drawers, work top surfaces, space for utilities. First floor; large main bedroom, well presented tiled shower room. Second floor; large double bedroom with views over river Adur and onto the sea.

Outside; a private low maintenance Southerly aspect rear garden.

Location; based in the heart of the Town Centre, 700 bus runs along Brighton Road allowing easy access either direction to Worthing or Brighton & Hove. Shoreham By Sea Mainline train station is within a quarter of a mile.

- TOWN CENTRE POSITION

TWO DOUBLE BEDROOMS

VIEWS ONTO RIVER & SEA

SOUTH ASPECT GARDEN AREA

GAS CENTRAL HEATING
- BEAUTIFULLY PRESENTED THROUGHOUT

BUILT CIRCA 1850'S

LARGE SHOWER ROOM

STONES THROW TO TOWN CENTRE

DOUBLE GLAZED THROUGHOUT

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		



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Approximate Gross Internal Area = 78.79 sq m / 848.08 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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