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Your Sussex property expert









## 24 East Meadway Shoreham by Sea West Sussex BN43 5RF

Offers Over £350,000

“ 2 Bedroom Chalet Bungalow with Of Street Parking and Private Rear Garden, Great Order Throughout ”

### The Property

This property is offered for sale in fantastic order throughout. You first walk in to the open plan lounge dining area with a large well fitted modern kitchen to the rear of the lounge with a kitchen island and breakfast bar. There are Bi-folding doors from the kitchen leading out in to a secluded rear garden. There is a door on the ground floor that leads in to the modern fitted bathroom with tiled floor and frosted double glazed window. The stair lead to the first floor landing where there is a door giving access to the eaves storage space. Door take you in to 2 bedrooms, one double and one single bedroom. Externally, there is private off street parking and a gated enclosed garden to the front. There is a pathway to the side of the property leading to and giving access to the rear garden. This really is a fantastic property with a lovely feel, in a great location on Shoreham Beach.

### Estate Agents Notes

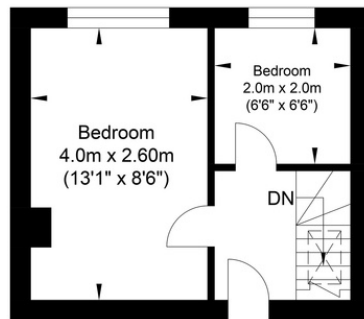
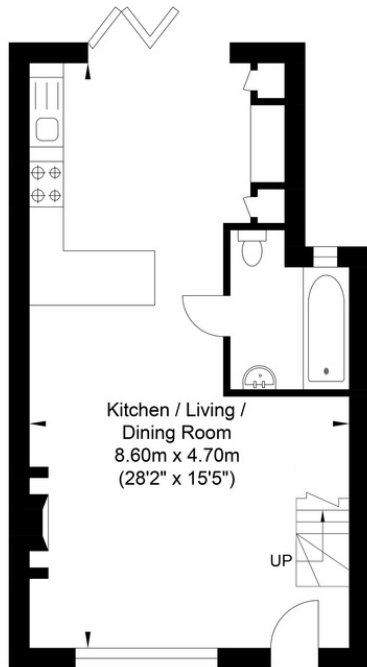
Tenure - Freehold  
Local Authority - Adur & Worthing District Council  
Council Tax Band - C

### The Area

The property is located on East Meadway, a quiet road that sits between Old Fort Road to the South and Harbour Way to the North. The property is within easy reach of the beach which is round the corner and a short walk to Ferry Road shops and the footbridge giving easy access to Shoreham High Street and mainline railway station. Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London. The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# East Meadway, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
404.40 sq ft  
(37.57 sq m)

First Floor  
Approximate Floor Area  
202.36 sq ft  
(18.80 sq m)

Approximate Gross Internal Area = 56.37 sq m / 606.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Are you selling or letting your property in Sussex? Speak to one of our experts today!

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