



Your Sussex Property Expert



The Moorings, Shoreham-By-Sea, BN43 5JB

Asking Price £475,000



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- Extended Mock Georgian Home
- Garage in Compound
- South Facing Rear Garden
- Quiet Cul-De-Sac
- Extended Lounge & Kitchen
- 3 Bedrooms
- Ground Floor Cloakroom
- Popular Shoreham Beach Location
- Close to Beach & River
- EPC C

## The Property

This extended 3 bedroom home is offered for sale in good order throughout. On the ground floor there is a good sized lounge/dining area and extended kitchen breakfast room leading out in to the lovely South facing rear garden. There are double doors and large light wells in the ceiling giving lots of natural light. There is also a newly fitted W.C. on the ground floor. On the first floor, there are 2 double bedrooms and a large single bedroom, the main bedroom has built in storage and floor to ceiling windows. There is also a family bathroom on the first floor. Externally there is an attractive front garden with pathway leading to the front door and a good sized South facing rear garden. There is also a garage with up and over door located in a nearby compound.

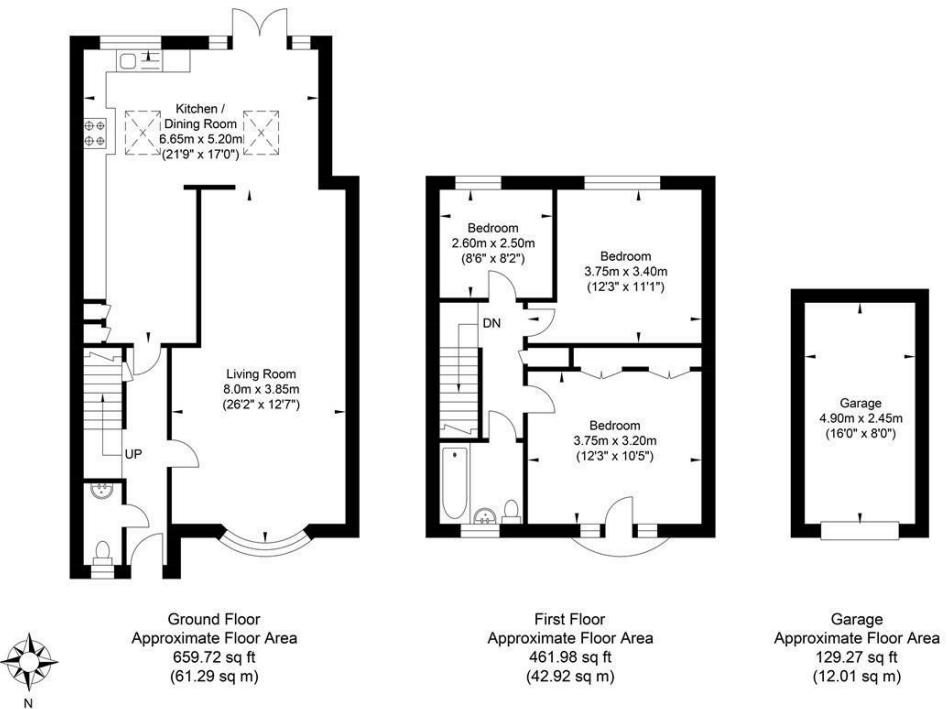
## The Location

The Moorings is located on Shoreham Beach in a quite cul-de-sac that sits between Old Fort Road and Harbour Way. Within easy reach of the beach and access to the River, with the popular Harbour Club just a short stroll away. 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. There are also award winning monthly farmers' markets on East Street to explore and enjoy. 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!



## Floor Plan

### The Moorings, Shoreham-by-Sea



## Agents Notes

Tenure Freehold  
Council Tax: Band D  
Adur & Worthing Council

**Brighton & Hove City Office**  
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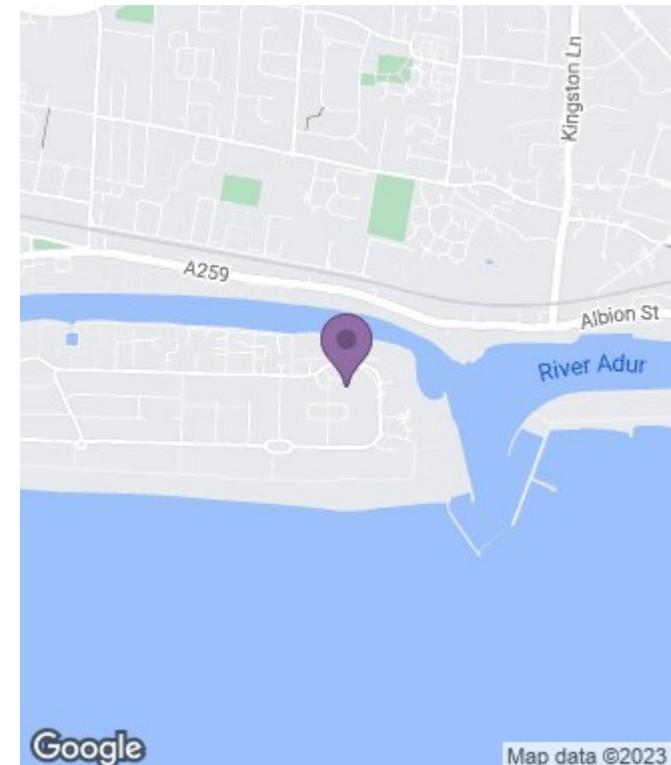
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**The London Office**  
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## Location Map



## Energy Performance Certificate

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			
EU Directive 2002/91/EC			
England & Wales			

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

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