



## 1 Saxons Shoreham-By-Sea BN43 5JE

The Weatherill Property Group are very pleased to present this good quality DETACHED FAMILY HOME with benefits including fantastic westerly views, a large west facing rear garden, a family sized open plan kitchen/diner and a useful garden office/cabin. Saxons is located in a quiet cul-de-sac close to Buckingham Park in Shoreham.



**Offers In The Region Of £575,000 Freehold**

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## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 4 bedrooms, a shower room, a reception shower room, a ground floor cloakroom/wc, a lounge and a family sized open plan kitchen/diner.

In terms of outside space, the property has a front garden which in turn provides car hard standing for at least 2 cars. There is also a really useful Garden Room/Home Office and a sizeable WEST FACING REAR GARDEN.

The house is in stunning decorative order throughout and greatly benefits from its idyllic location, has great views and is well located in relation to Buckingham Park, the near by South Downs National Park and Shoreham Station approximately half a mile to the south.

- AN IMPRESSIVE GOOD SIZED DETACHED FAMILY HOME
- 4 BEDROOMS
- A SHOWER ROOM AND 2 SEPARATE WCS (ONE ON EACH FLOOR)
- A FAMILY SIZED OPEN PLAN KITCHEN/DINER
- AN ENTIRELY SEPARATE 'GROWN UPS' LOUNGE COMPLETE WITH LOG BURNER

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

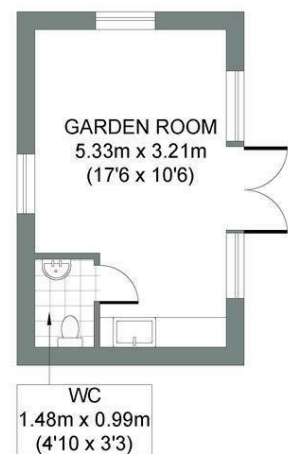
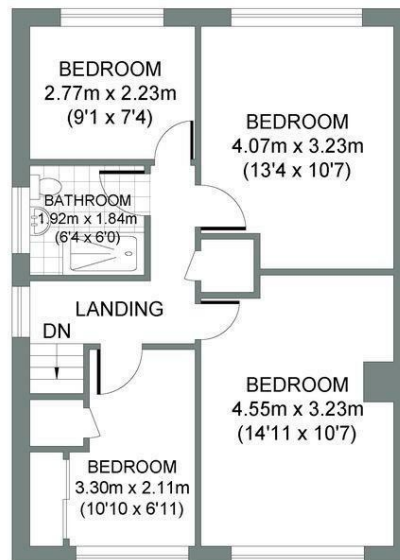
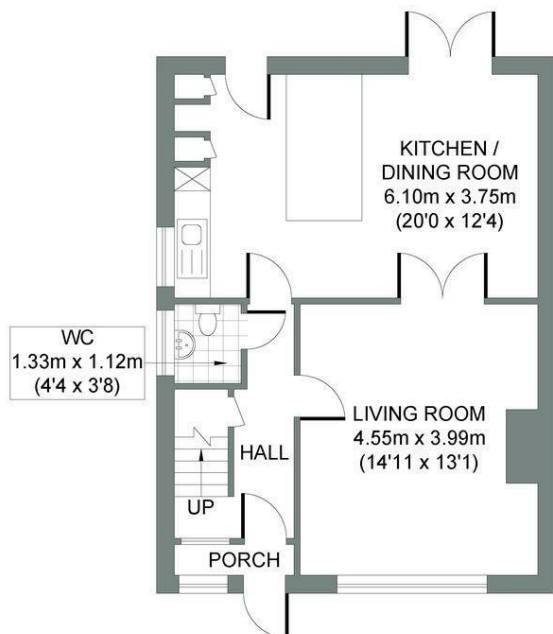


## Floor plans

GROUND FLOOR  
Approximate Gross Internal Area  
51.24 sq m / 551.54 sq ft

FIRST FLOOR  
Approximate Gross Internal Area  
53.19 sq m / 572.53 sq ft

GARDEN ROOM  
Approximate Gross Internal Area  
17.11 sq m / 184.17 sq ft



SAXONS

Total Area : 121.54m<sup>2</sup> = 1308.24ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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