



24 Shirley Close, Shoreham-By-Sea BN43 6YH

Spencer
& Leigh

24 Shirley Close,
Shoreham-By-Sea BN43 6YH

Guide Price £299,950 - Freehold

- Semi detached home
- Three good size bedrooms
- Two reception rooms
- In need of modernisation
- Excellent potential to extend STNC
- Quiet cul-de-sac location
- No onward chain
- Good size rear garden
- Private driveway
- Exclusive to Spencer & Leigh

GUIDE PRICE £299,950-£325,000.

Tucked away towards the end of this peaceful cul-de-sac positioned just off of Kingston Lane is this three bedroom semi detached home requiring modernisation. The accommodation features an entrance porch, two separate reception rooms, a galley style kitchen and three decent size bedrooms. In our opinion there is excellent potential for the new owner to add their own stamp to this home by modernising or extending, subject to the required consents. The location is considered to be very good having easy access to local schools, amenities and road networks. Outside the rear garden is level and mainly laid to lawn with hedge borders and a useful large storage shed. Additionally, parking is provided by a good length private driveway. Exclusive to Spencer & Leigh.



Shirley Close is a popular location in east Shoreham having good access to local amenities such as the Holmbush Centre, with a large Tesco's, Marks & Spencer & NEXT store. Local road networks are easily accessible, as are bus services from the end of the road. Local schools catering for all ages including Shoreham Academy are within easy reach.



Entrance porch
 Entrance hallway
 Lounge
 11'1 x 11'8
 Dining room
 11'9 x 11'8
 Kitchen
 8'5 x 7'11
 Stairs rising to
 First floor landing
 Bedroom
 12' x 10'8
 Bedroom
 11'8 x 10'2
 Bedroom
 8'8 x 7'11
 Shower room
 7'11 x 5'7
 Separate WC
 OUTSIDE
 Front garden
 Rear garden
 Private driveway

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting at Spencer & Leigh Sales & Lettings
 10 South St, Portslade, Brighton BN41 2LE

Head north-west on South St towards High St

Turn left at the 1st cross street onto High St

Turn left onto Mile Oak Rd

Continue on Old Shoreham Rd/A270 to Shoreham-by-Sea

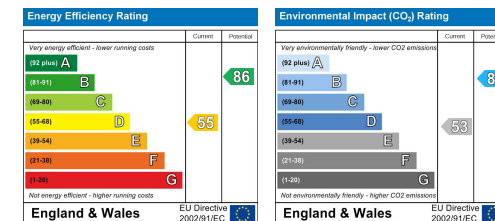
Turn right onto Old Shoreham Rd/A270

Turn left onto Kingston Ln/B2167

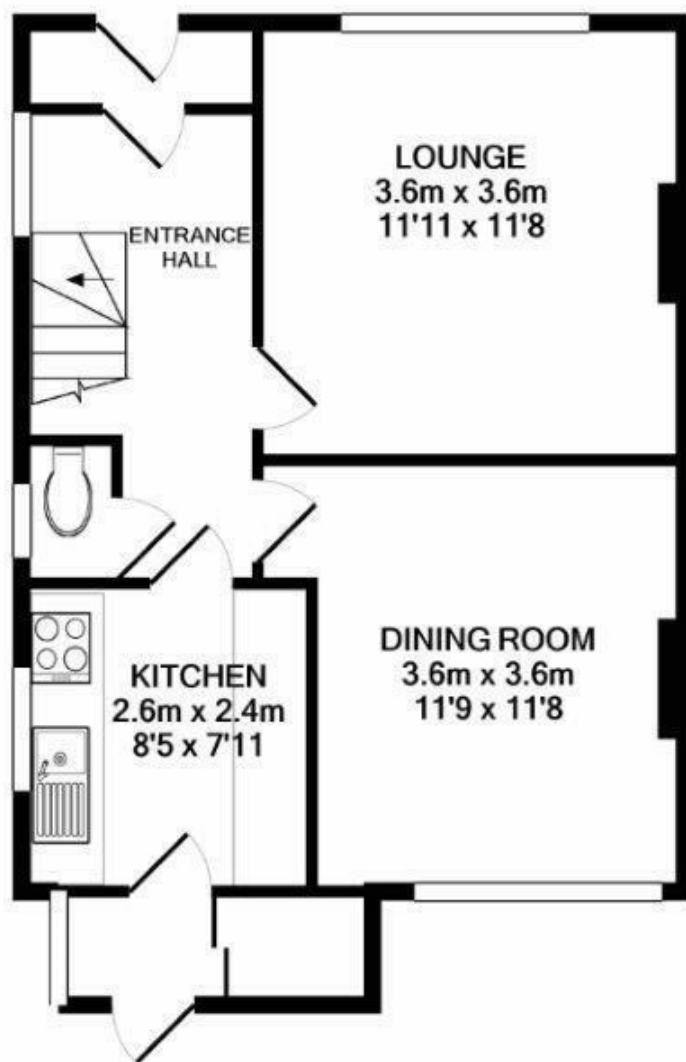
Turn right onto Clarendon Rd

Turn left onto Shirley Cl

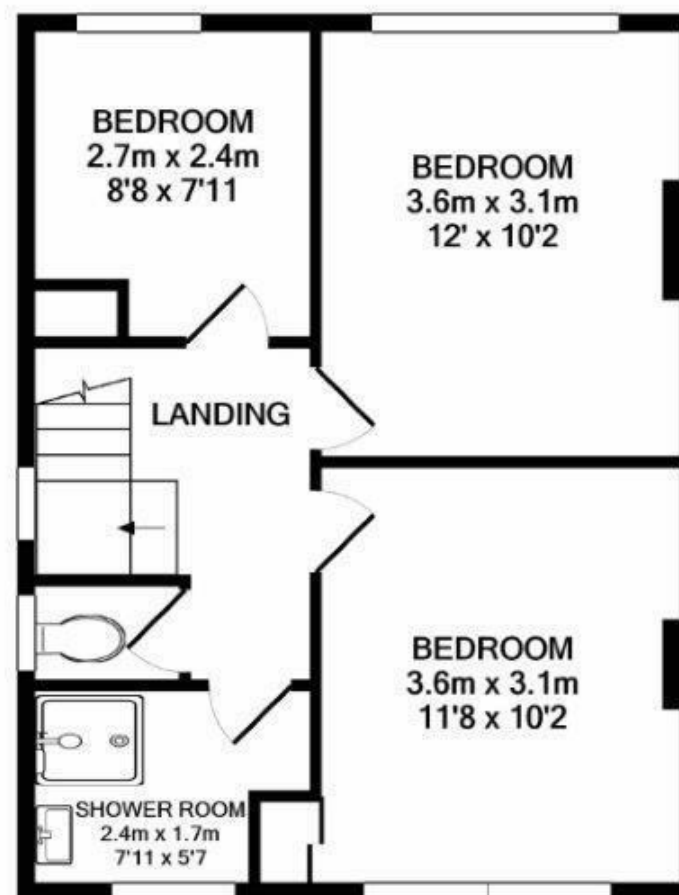
Council:- Adur
 Council Tax Band:- C



Spencer
 & Leigh



GROUND FLOOR
APPROX. FLOOR
AREA 41.7 SQ.M.
(449 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.3 SQ.M.
(423 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.0 SQ.M. (872 SQ.FT.)

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