



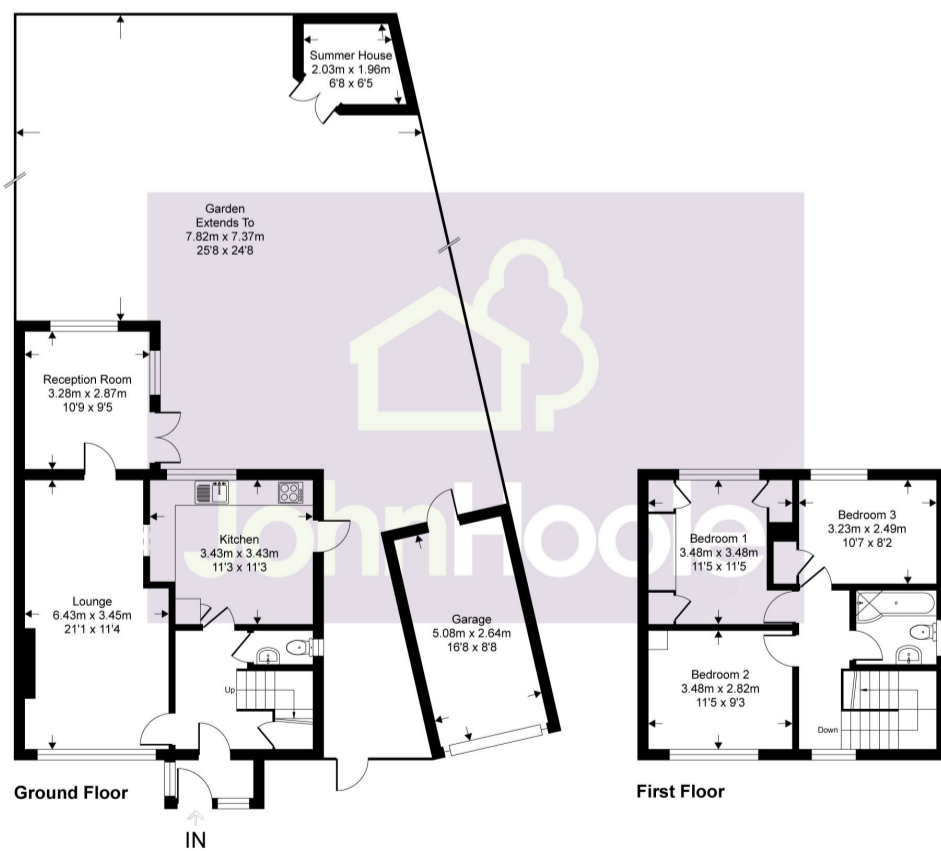
Thyme Close, Shoreham-by-Sea, BN43 6JJ

£525,000



### Thyme Close, BN43

Approximate Gross Internal Area = 102 sq m / 1098 sq ft  
 Approximate Garage Internal Area = 13.3 sq m / 144 sq ft  
 Approximate Outbuilding Internal Area = 3.9 sq m / 43 sq ft  
 Approximate Total Internal Area = 119.2 sq m / 1285 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(81-91)		85
B	(61-80)		
C	(51-60)		72
D	(39-50)		
E	(29-38)		
F	(19-28)		
G	(1-18)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





This beautifully extended detached house in Shoreham-by-Sea is located in a tranquil cul-de-sac, offering a perfect blend of comfort and convenience. With gas central heating and uPVC double glazing, this property is both energy-efficient and well-insulated. Upon entering, you are welcomed by an entrance porch and a hall with attractive parquet flooring. The ground floor boasts a spacious 21'2 x 11'6 lounge/dining room, a versatile study or fourth bedroom and a large kitchen/breakfast room ideal for family meals or entertaining. A convenient cloakroom completes the ground floor.

Upstairs, this light and airy property features three well-proportioned bedrooms and a family bathroom with a shower over the bath. Outside, a generous front garden and private driveway provide ample off-road parking for two cars, along with a separate garage. The south-east facing rear garden is a true highlight, laid mainly to lawn with a patio area, a peaceful pond feature and a charming summerhouse, making it an ideal space for relaxation and outdoor dining.

This home has been meticulously maintained and is in pristine decorative condition. Situated on level ground, it is within half a mile of the Holmbush Centre, which offers a range of superstores and a community swimming pool. Shoreham Town Centre, with its comprehensive shopping, health and community facilities, is also nearby, along with a mainline railway station that provides excellent city and coastal services. Perfect for those seeking a well-kept, versatile property in a prime location.



- DETACHED 3 BED PROPERTY
- QUIET CUL-DE-SAC
- GARAGE & OFF ROAD PARKING FOR TWO CARS
- SOUTH-EAST FACING REAR GARDEN WITH SUMMER HOUSE
- GROUND FLOOR STUDY/BED 4
- LARGE KITCHEN/DINER
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- EPC RATING C
- DESIRABLE LOCATION

