



**Price**

**£650,000**

**Freehold**

4x  2x  1x 

**Park Avenue,  
Shoreham-By-Sea, BN43**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Handy utility room & separate downstairs shower room
- Lounge / snug to front of the home
- Beautiful kitchen / diner with feature skylights and bi-fold doors
- Driveway and garage
- Fantastic location in catchment area for great schools and easy reach of commuter links to the A27 & A23

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'4 x 11'4 (4.98m x 3.46m)

Kitchen: 9'11 x 9'0 (3.02m x 2.75m)

Dining Area: 21'6 x 9'11 at widest point (6.56m x 3.02m)

Utility Room: 9'0 x 7'3 maximum (2.75m x 2.21m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 12'10 x 11'4 (3.91m x 3.46m)

Bedroom 2: 12'0 x 11'4 (3.66m x 3.46m)

Bedroom 3: 10'6 x 9'0 (3.20m x 2.75m)

Bedroom 4: 9'0 x 5'8 (2.75m x 1.73m)

Bathroom

### OUTSIDE

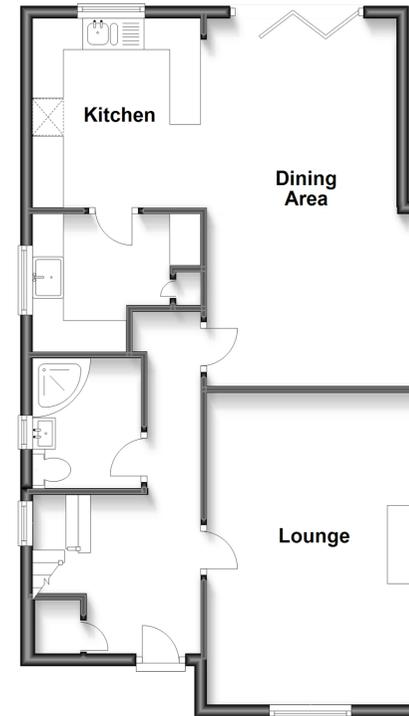
Garage & Off Road Parking

Front & Rear Garden

**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 65.4 sq. metres (703.5 sq. feet)



**First Floor**  
Approx. 54.8 sq. metres (590.2 sq. feet)



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