



**Price**

**£475,000**

**Freehold**

3x  1x  1x 

**King George Road,  
Shoreham-By-Sea, BN43**

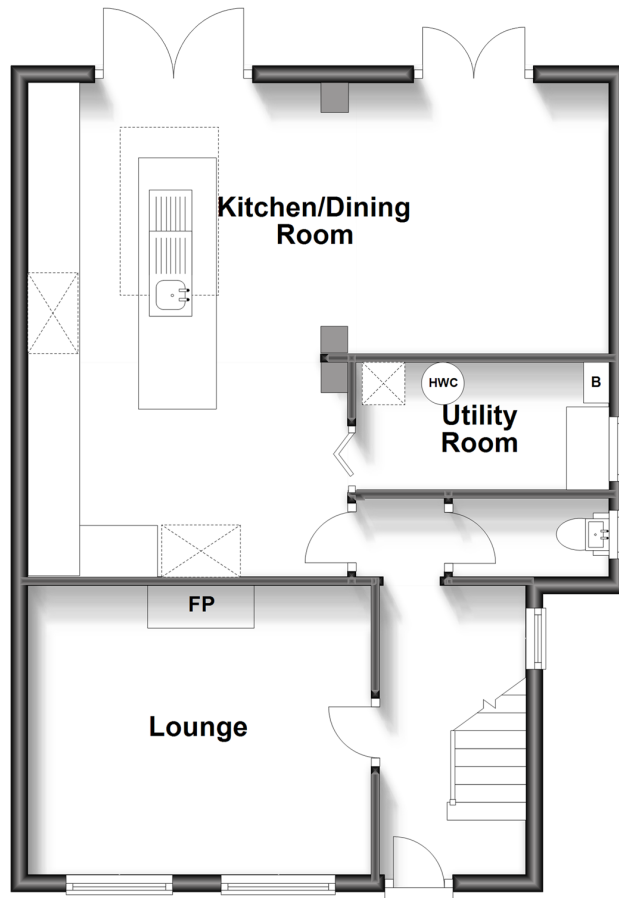
**OVER 60?**

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

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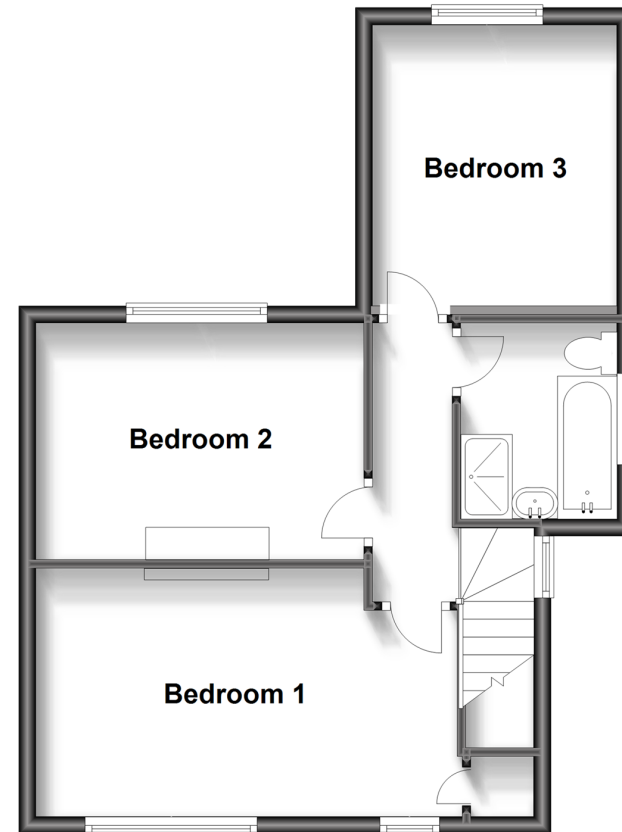
## Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'9 x 10'7 (3.89m x 3.23m)

Kitchen / Dining Room: (L-shaped)  
22'4 x 19'4 (6.81m x 5.90m) plus 11'9 x  
10'3 (3.58m x 3.13m)

utility Room: 9'4 x 4'5 (2.85m x 1.35m)  
Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 16'4 x 9'2 (4.98m x 2.80m)

Bedroom 2: 12'3 x 8'8 (3.74m x 2.64m)

Bedroom 3: 10'6 x 9'7 (3.20m x 2.92m)

Bathroom

Front & Rear Garden  
Rear Driveway

### OUTSIDE





## Main features

- Handy utility room and downstairs toilet
- Beautiful lounge with feature fireplace
- Stunning open plan kitchen / dining room leading out to the cosy rear garden
- Driveway to rear of the property
- Fantastic location close to great schools and easy access to the A27



### Nearest Schools

Primary Schools: The Glebe Primary 0.3 miles, Holmbush Primary 0.4 miles, St Peter's Catholic Primary, Shoreham-by-Sea 0.7 miles

Secondary Schools: Shoreham Academy 0.2 miles,



### Transport Information

Train Stations: Southwick 0.7 miles, Fishersgate 1.1 miles, Shoreham-by-Sea 1.1 miles



### Address

King George Road, Shoreham-By-Sea, BN43



### Directions

For directions to this property please contact us.





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■ 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.



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