

Hyman
Estate & Letting



Hill
Agent



46 Lesser Foxholes, Shoreham-by-Sea, West Sussex, BN43 5NT

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Offers in Excess of £830,000 - Freehold



A substantial FOUR DOUBLE BEDROOM family home located in one of Shoreham's premier roads



Hyman Hill is delighted to offer for sale this beautifully presented FOUR DOUBLE BEDROOM family home located in a highly popular North Shoreham location.

46 Lesser Foxholes has been tastefully modernised by the current owners and on the ground floor benefits from a well-presented large lounge opening to a conservatory / bar room, dining room with double glazed patio doors leading to the rear garden, a modern and generous sized kitchen breakfast room with fitted appliances and a sociable breakfast bar and cloakroom. The first-floor benefits from four double bedrooms one having an en suite shower room and a modern family bathroom. There is a lovely laid to lawn westerly facing rear garden with a good-sized patio seating area and side access, block paved driveway to front offering parking for several vehicles and a large double garage. Viewing is an absolute must to fully appreciate this lovely family home.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham offers a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Substantial detached family home
 - Four double bedrooms
 - Spacious lounge & separate dining room
 - Conservatory / bar room
 - Ground floor cloakroom
 - Bathroom & en suite shower room to master bedroom
 - Westerly aspect rear garden
 - Double garage plus off-road parking













Total area: approx. 208.7 sq. metres (2225.4 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Rise produces using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: F- £3,495.92 per annum (2025/2026)

Tenure: Freehold

Local Authority: Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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