

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.

- 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

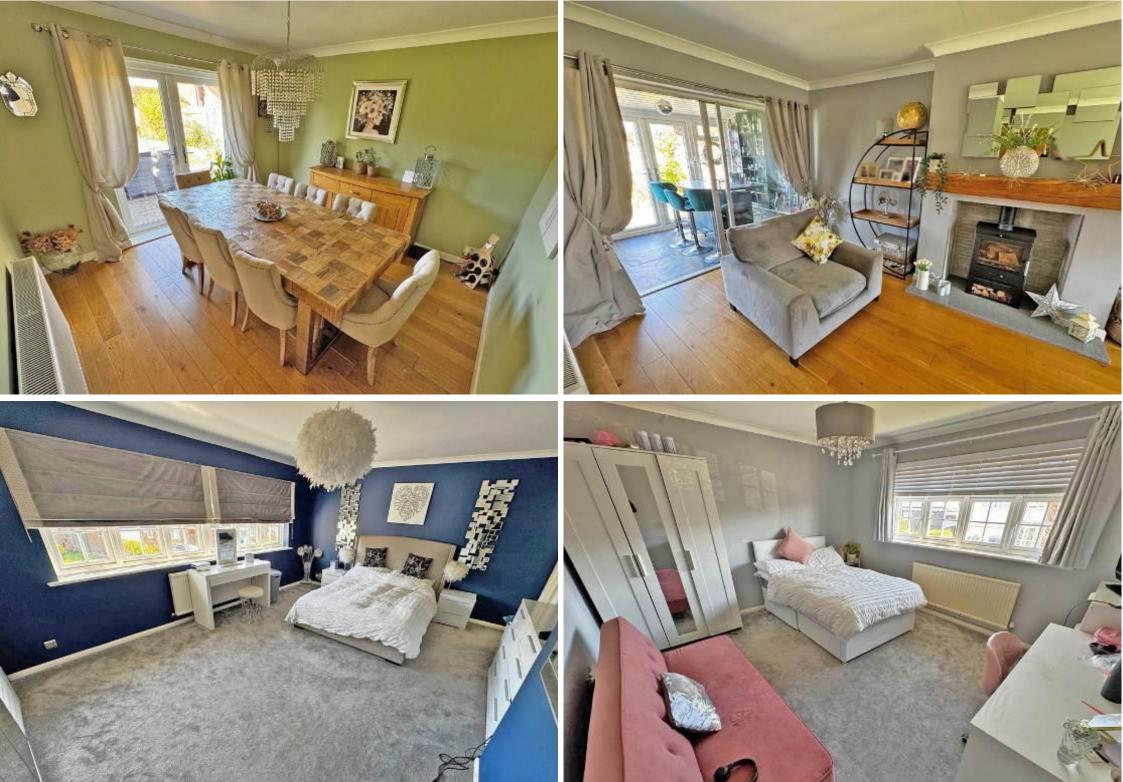








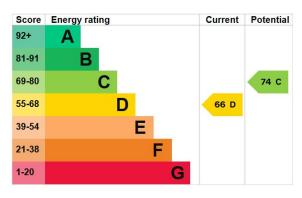












Useful Information

Council Tax Band: F-£3,495.92

per annum (2025/2026)

Tenure: Freehold

Local Authority: Adur District

Council



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

This floor plants for aware, specifings and orientations are approximate and inhead not be relief upon by the control of any appearant. No liability is taken for error or mentatement. Any party must rely upon that if the property of the p

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

Southwick - 01273 597730 info@hymanhill.co.uk

Shoreham - 01273 454511 shoreham@hymanhill.co.uk

Lettings - 01273 597730 lettings @ hymanhill.co.uk

www.hymanhill.co.uk