



Toll House, The Street, Shoreham by Sea, West Sussex, BN43 5NJ

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Offers in Excess of £850,000

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Rarely available EXTENDED four bedroom detached family home located in a highly popular ”

Hyman Hill is delighted to offer for sale this rarely available and extended FOUR BEDROOM detached family home located in a highly popular location in Shoreham.

On the ground floor the property benefits from a good-sized lounge dining room with patio doors leading onto the rear garden, kitchen breakfast room, extended 2nd reception room having office / utility room and shower room. The first floor comprises of four bedrooms and a family bathroom. There is a westly facing STUNNING rear garden being mainly laid to lawn and having a good-sized patio seating area. The front comprises of parking for several vehicles and garage.

Located in a peaceful setting and on level ground this property is an excellent purchase for families looking for their forever home. Viewing is a must.

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.

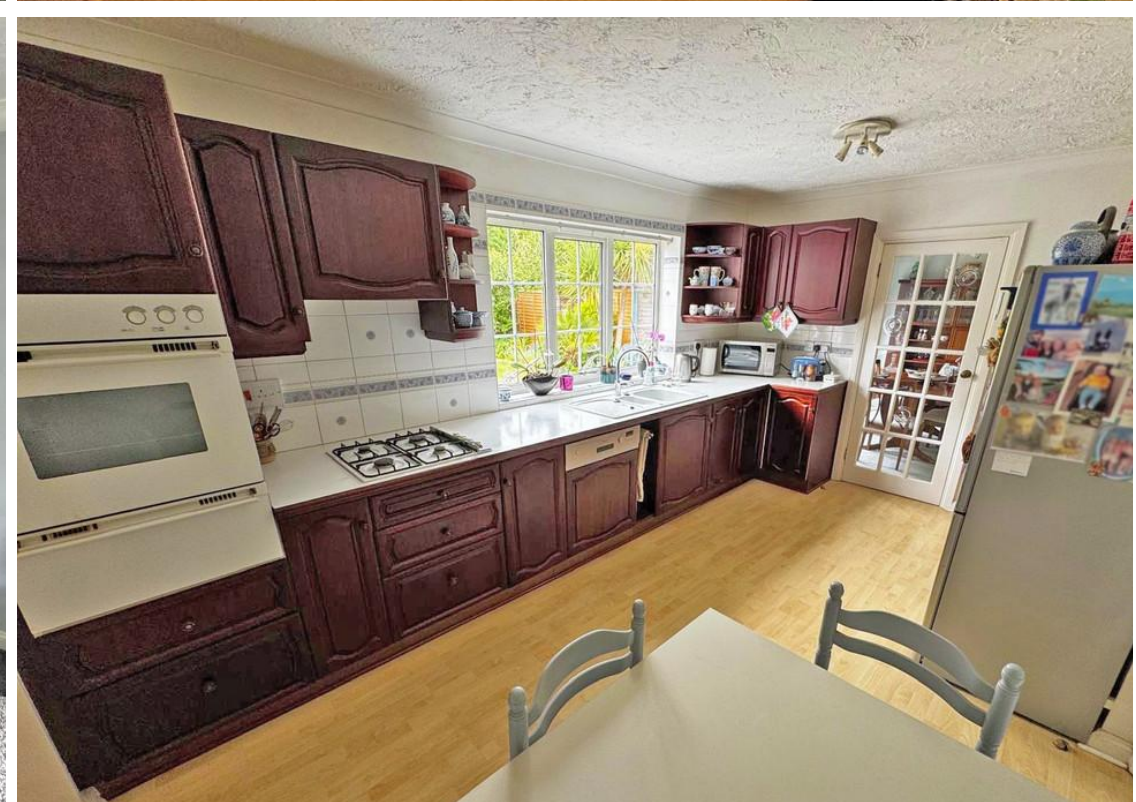
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham has a range of Primary & Secondary schools, including popular Shoreham Academy with its ‘Outstanding’ Ofsted rating.

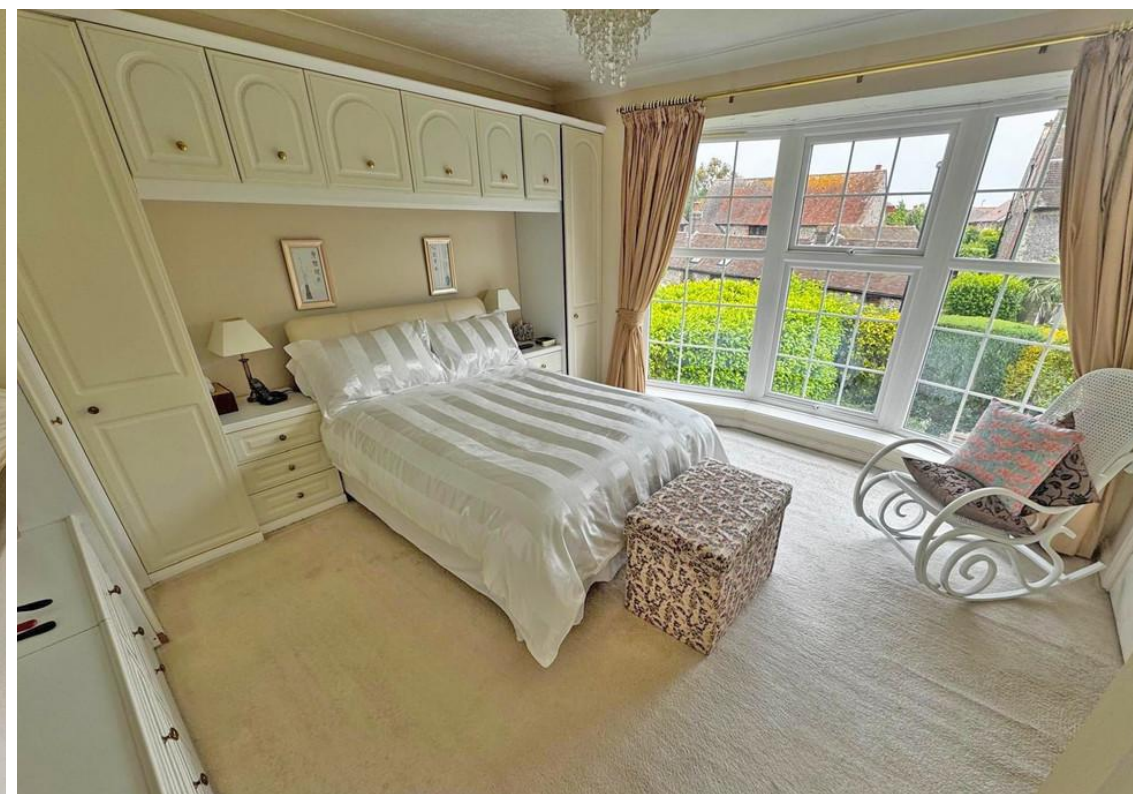
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Extended detached family home
 - Four first floor bedrooms
 - Two good sized reception rooms
 - Stunning rear garden

- Highly popular North Shoreham location
- Off road parking for several vehicles plus garage
 - Large plot
- Viewing is a must



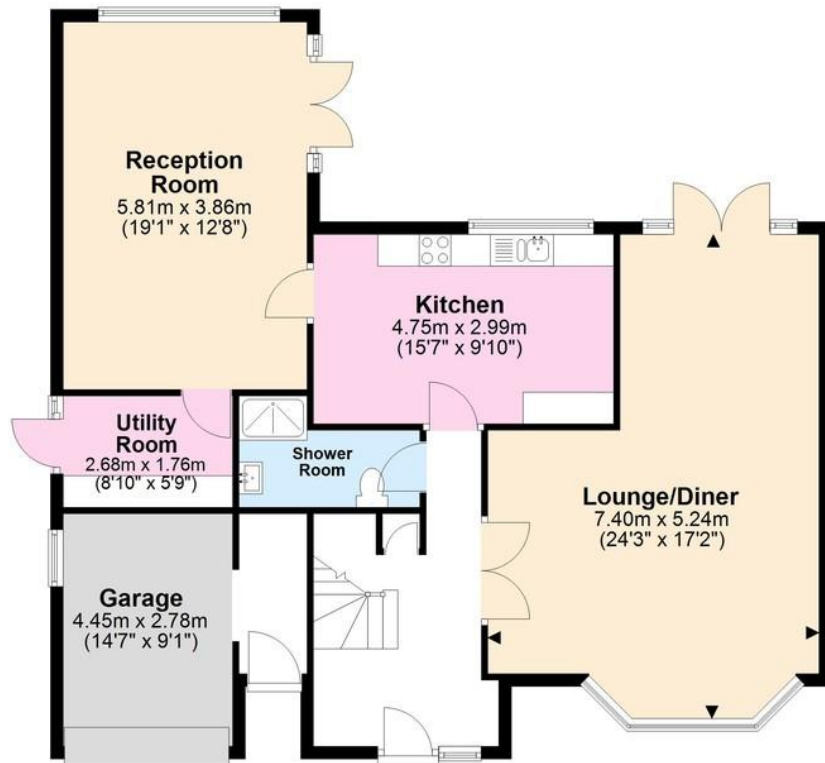








Ground Floor



First Floor



Total area: approx. 162.3 sq. metres (1746.8 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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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