



36 Kingston Lane, Shoreham-by-Sea, West Sussex, BN43 6YB

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£500,000 - Freehold

Hyman Hill are delighted to present for sale this deceptively spacious three double bedroom semi-detached family home, ideally located on a popular road on level ground in Shoreham.

This much-loved property, owned by the same family since 1978, is situated within easy reach of local shops, amenities, excellent transport links, and falls within the catchment area for the highly regarded and Ofsted-rated 'Outstanding' Shoreham Academy.

Offering generous and versatile accommodation throughout, the home features a welcoming 15'2" entrance hall, a bright and spacious 23'5" dual-aspect lounge/diner, and a well-proportioned fitted kitchen/breakfast room with built in broom cupboard and overhead storage units, original to the construction.

Upstairs, you'll find three unusually large double bedrooms, a family bathroom, and a separate WC—perfect for growing families or those seeking additional space. There is also a pull-down ladder providing access to a partially boarded loft space, ideal for storage or potential conversion (subject to the usual consents). Externally, the property enjoys a sunny westerly-facing rear garden, predominantly laid to lawn and complemented by mature fruit trees and several useful outbuildings, including an external WC. The deep, private frontage offers ample off-road parking and access to a garage, making day-to-day convenience a breeze. With tremendous potential for extension and further development (subject to necessary consents), this property offers a fantastic opportunity to

create a truly bespoke family home. Early internal viewing is highly recommended to fully appreciate the size, charm, and potential of this wonderful home.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus route 2 is available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Spacious semi detached family home
 - Three double bedrooms
 - 23'5 dual aspect lounge/diner
 - Fitted kitchen/breakfast room
 - Private drive to garage with ample parking
 - Westerly aspect rear garden
 - No on-going chain
 - Shoreham Academy catchment











Ground Floor



First Floor



Total area: approx. 105.4 sq. metres (1134.8 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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D -
£2,420.25 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.

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