

Hyman
Estate & Letting



Hill
Agent



8 Victoria Road, Shoreham-by-Sea, West Sussex, BN43 5LB

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£489,950 - Freehold

Hyman Hill are delighted to present this charming and deceptively spacious extended Victorian family home, ideally located just around the corner from a wide range of local amenities including shops, pubs, restaurants, bus stops and is within easy walking distance of Shoreham mainline Railway Station.

Offered with the added benefit of no onward chain, this home offers bright and flexible accommodation arranged over three floors, blending period character with modern convenience.

Upon entering, you're welcomed by a generous 24' bay-fronted dual-aspect lounge/diner featuring an attractive open fireplace - the perfect space for relaxing or entertaining. To the rear, a spacious 19' dual-aspect fitted kitchen/diner (with newly installed integrated dishwasher), provides ample room for family meals and social gatherings.

The first floor comprises two well-proportioned double bedrooms and a large family bathroom. Ascend to the second floor to discover the impressive 17'7 master bedroom, enjoying dual aspects and the added benefit of an en-suite shower room.

Further highlights include gas central heating throughout, powered by a newly installed Worcester combination boiler (2025), ensuring year-round comfort and efficiency.

Externally, the low-maintenance rear garden offers a pleasant outdoor space with convenient rear access - ideal for bikes, bins, or easy garden upkeep.

This delightful home is perfect for growing families, professionals, or couples seeking flexible and characterful living space in the heart of Shoreham.

Early viewing is highly recommended to fully appreciate the space, charm, and location this property has to offer.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing.

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

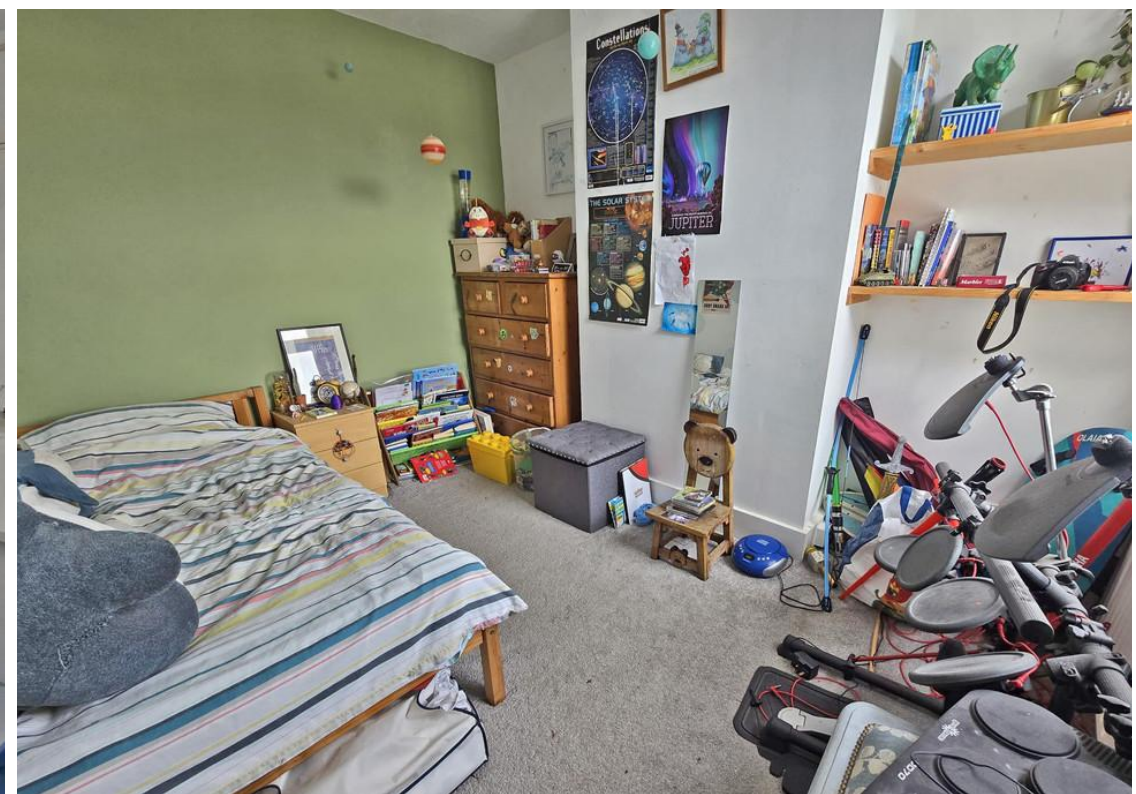
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach (located approximately 10 minute's walk away) South Downs National Park and the River Adur affording fantastic water sports and walking opportunities.

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- Extended Victorian family home
 - Three double bedrooms
 - Situated in the heart of Shoreham
 - 24' bay fronted, dual aspect lounge/diner
 - 19'10 fitted kitchen/diner
 - Master bedroom with en-suite
 - Within Walking Distance of shops and train station
 - No on-going chain



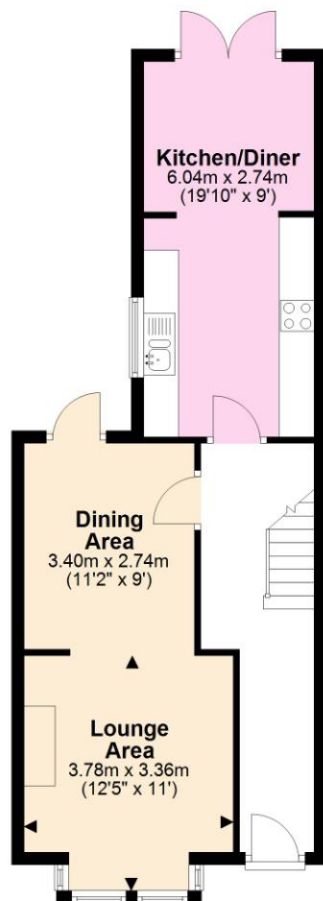








Ground Floor



First Floor



Second Floor



Total area: approx. 110.3 sq. metres (1186.9 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,151.33 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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