

Hyman
Estate & Letting



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Agent



15 Broad Reach, Shoreham-by-Sea, West Sussex, BN43 5EY

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Offers in Excess of £675,000 - Freehold

A fantastic opportunity to enjoy waterside living has arisen with this beautifully presented four-bedroom contemporary townhouse, ideally positioned within the highly desirable Ropetackle development in Shoreham-by-Sea. Immaculate throughout and offering deceptively spacious and versatile accommodation, this impressive home combines modern comfort with an exceptional riverside setting.

Located just a short stroll from an array of amenities including independent and corporate shops, popular restaurants, cafés and pubs, the property also benefits from being within easy walking distance of Shoreham's mainline railway station, making it perfect for commuters and those seeking a vibrant yet peaceful lifestyle.

The ground floor features a bright and full-width open-plan fitted kitchen and dining area with a stylish breakfast bar, a separate utility room, and internal access to the integrated garage. From here, doors lead out to a low-maintenance rear courtyard garden, beautifully landscaped with borders housing a variety of flowers and plants, all serviced by an automatic irrigation system. There is also driveway parking for one car in front of the garage.

On the first floor, a spacious and airy living room enjoys French doors opening onto a private west-facing balcony, offering superb, uninterrupted views across the river-perfect for enjoying the water activity and spectacular sunsets. This

level also accommodates a contemporary family bathroom, bedroom two, and bedroom four, which also lends itself perfectly as a home office or study.

The second floor hosts a stunning master bedroom with west-facing windows framing picturesque river views, along with a sleek and modern en-suite shower room. Bedroom three is also found on this floor, offering further comfortable accommodation.

With its prime position, beautifully maintained interiors, river views and proximity to both town and transport links, this stylish riverside home is sure to appeal to discerning buyers seeking a high-quality lifestyle in a sought-after location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

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

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.

The property is in catchment of Primary & Secondary schools, including popular

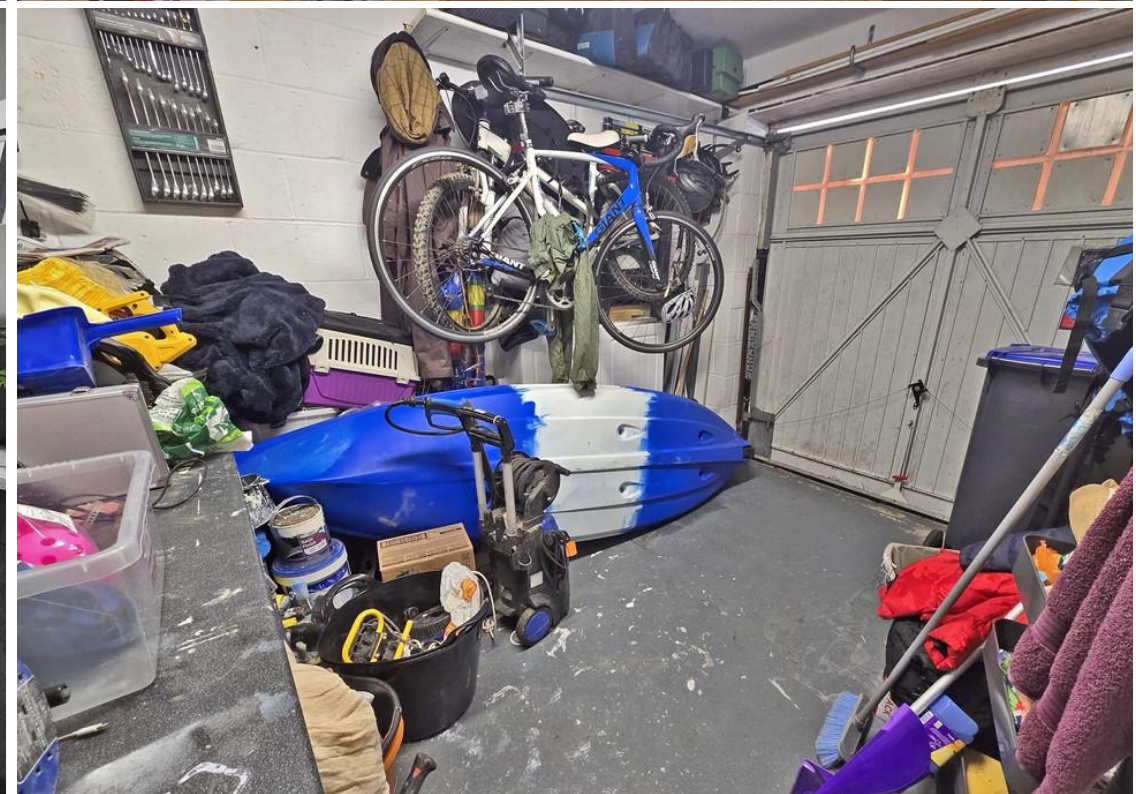
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- Impressive riverside town house
 - Deceptively spacious & versatile accommodation
 - Four bedrooms
 - Private west facing balcony with direct river views
 - Spacious 16' kitchen/diner with separate utility room
 - En-suite to master bedroom
 - Integral garage & off-road parking
 - No on-going chain



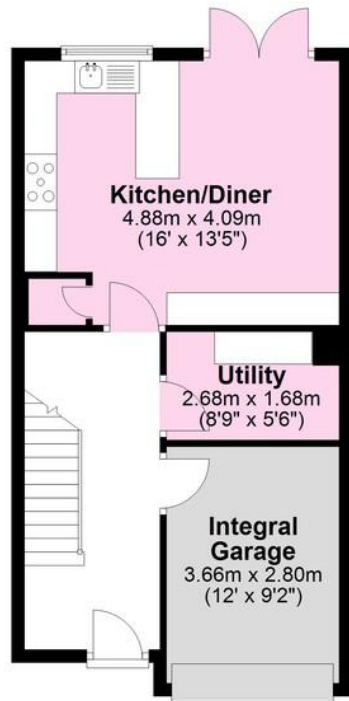




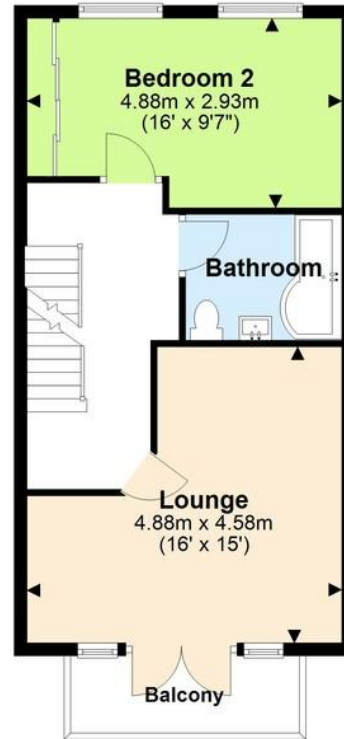




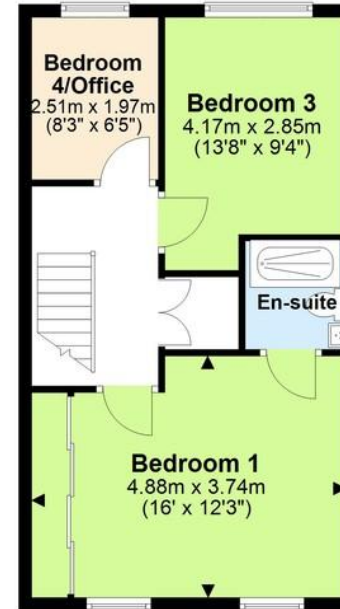
Ground Floor



First Floor



Second Floor



Total area: approx. 137.1 sq. metres (1475.2 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		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band E – £2,958.08 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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