



63 Middle Road, Shoreham-by-Sea, Westy Sussex, BN43 6LL

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Offers in Excess of £425,000

“Detached three-bedroom extended family home located opposite Middle Road Park.”

Hyman Hill is delighted to offer for sale this THREE BEDROOM detached family home located in Shoreham academy catchment and opposite Middle Road Park. On the ground floor the property benefits from a large entrance hall, kitchen dining room, separate lounge and a bathroom. The first floor comprises of three bedrooms. There is a good-sized rear garden being mainly laid to lawn with patio seating area, laid lawn front garden and a PRIVATE DRIVE leading to the GARAGE. Located in a highly popular area and on level ground this property is an ideal purchase for families looking to be near the local schools and local park. Sold with no chain.

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.

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, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

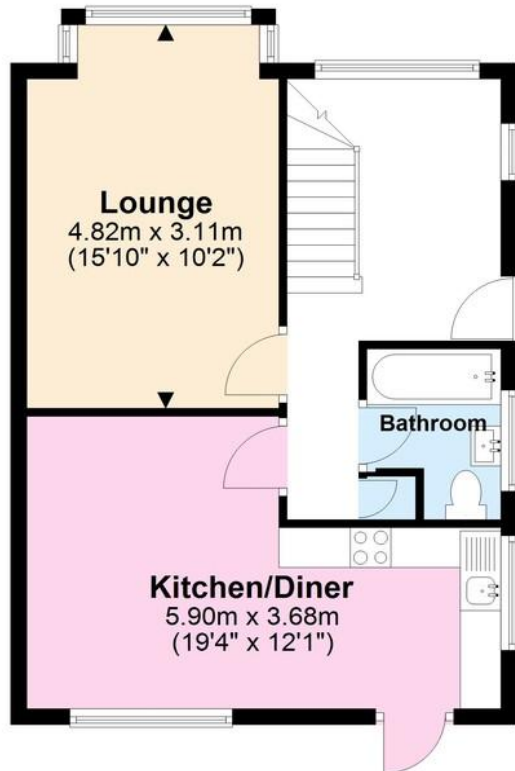
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- Detached family home
 - Three bedrooms
 - Kitchen diner
 - Seperate lounge
 - Ground floor bathroom
 - Good sized rear graden
 - Private drive to garage
 - No chain



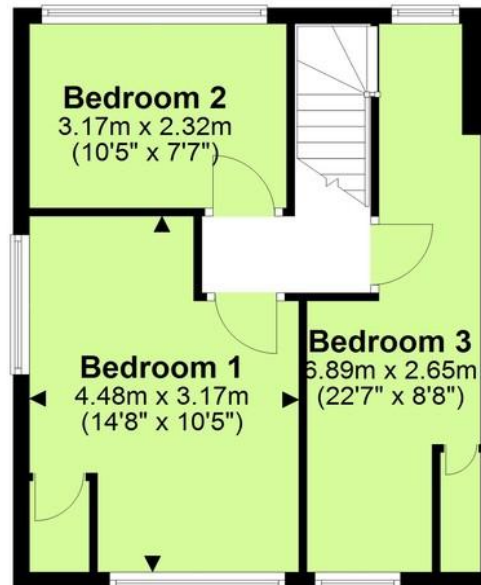




Ground Floor



First Floor



Total area: approx. 86.1 sq. metres (927.3 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		80 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.

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