

Hyman
Estate & Letting



Hill
Agent



4 Bridges Bank, Old Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5TF

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Offers in Excess of £600,000

Set back from the road behind a graceful screen of silver birch trees, this contemporary gated development enjoys a prime position just a short walk from the vibrant heart of Shoreham Town Centre.

This substantial townhouse offers versatile and deceptively spacious accommodation arranged over three floors. Immaculately presented throughout, it features high-quality contemporary fixtures and fittings, creating a stylish and welcoming home.

The ground floor comprises a bright entrance hallway leading into an impressive 16'4 x 16'3 fitted kitchen/dining room, complete with integrated appliances and west-facing bi-fold doors that flood the space with natural light. There is also a separate ground floor WC.

On the first floor, a generous lounge to the rear features west-facing French doors opening onto a Juliette balcony-perfect for enjoying the evening sun. Two double bedrooms occupy this level, one benefitting from an en-suite shower room and the other currently used as a home office.

The second floor hosts an outstanding master bedroom suite with an en-suite shower room, as well as two further bedrooms to the front-one currently used as a dressing room mirroring the rooms directly below. The family bathroom is also on this floor.

Externally, the property enjoys a sunny westerly-facing garden,

beautifully landscaped with a large slate patio ideal for alfresco dining, and a lawn bordered by decorative stone and mature planting. To the front, there is a garage with additional parking directly outside.

This stunning home is ideal for families and professional sharers alike, offering a perfect blend of style, space, and convenience - close to Shoreham station, the town centre, and a selection of highly regarded local schools.

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 benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

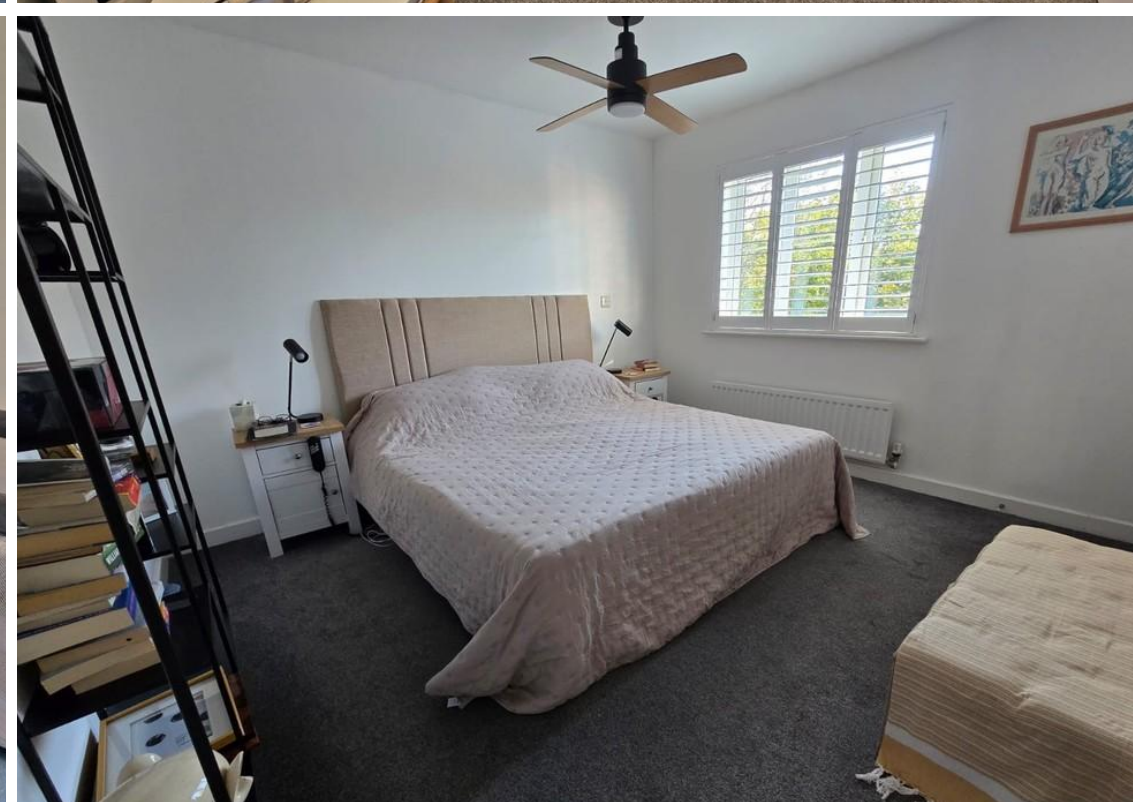
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Substantial riverside townhouse in modern development
 - Four / five good sized bedrooms
 - 1476 SQ FT / 137 SQ M of accommodation
 - Two en suite bathrooms

- Contemporary 16' kitchen/diner
- Ground floor WC & family bathroom
- West facing rear garden
- Garage



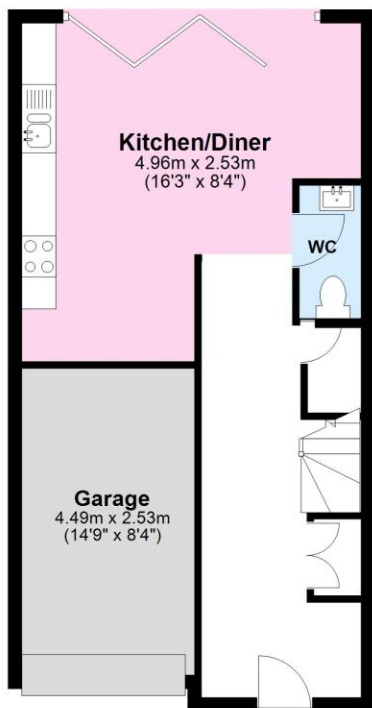




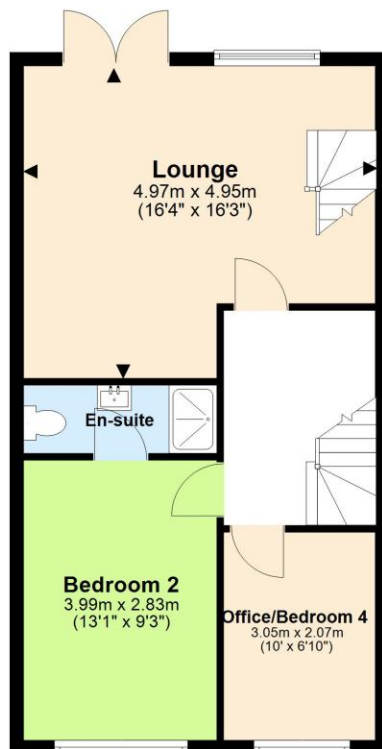




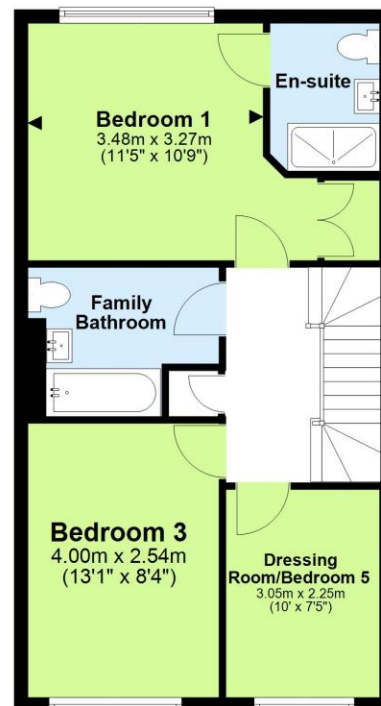
Ground Floor



First Floor



Second Floor



Total area: approx. 137.2 sq. metres (1476.8 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		87 B
69-80	C	80 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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