



123 Greenacres, Shoreham-by-Sea, West Sussex, BN43 5XL

# 123 Greenacres, Shoreham-by-Sea, West Sussex, BN43 5XL

## Offers in Excess of £500,000 - Freehold

Hyman Hill are delighted to present this deceptively spacious and extended mock-Georgian family home, ideally positioned within a favourable cul-de-sac in a highly sought-after residential location. Set on level ground and within easy reach of Shoreham mainline railway station and the town centre, the property offers generous accommodation arranged over three floors.

The ground floor features a 25' bow-fronted lounge/diner, offering excellent living and entertaining space, with access to a convenient ground-floor WC. There is a beautifully extended 17' contemporary fitted kitchen and a triple-aspect conservatory that enjoys views over the delightful and secluded rear garden.

On the first floor, you will find two double bedrooms, a modern family bathroom, and a spacious landing which incorporates the former third bedroom-an ideal area for a snug, study, or reading nook. The second floor provides two further double bedrooms and an additional modern fitted shower room. Rear-facing rooms enjoy an attractive open outlook across the allotments.

The property benefits from double glazing, gas central heating, and a charming, secluded rear garden complete with rear access leading to a garage compound, where the home enjoys a single garage.

With generous and versatile accommodation, this property is perfect for families looking to upsize. The vendor is suited with a chain-free property, and we highly recommend an internal viewing to fully appreciate the space and setting on offer.

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.

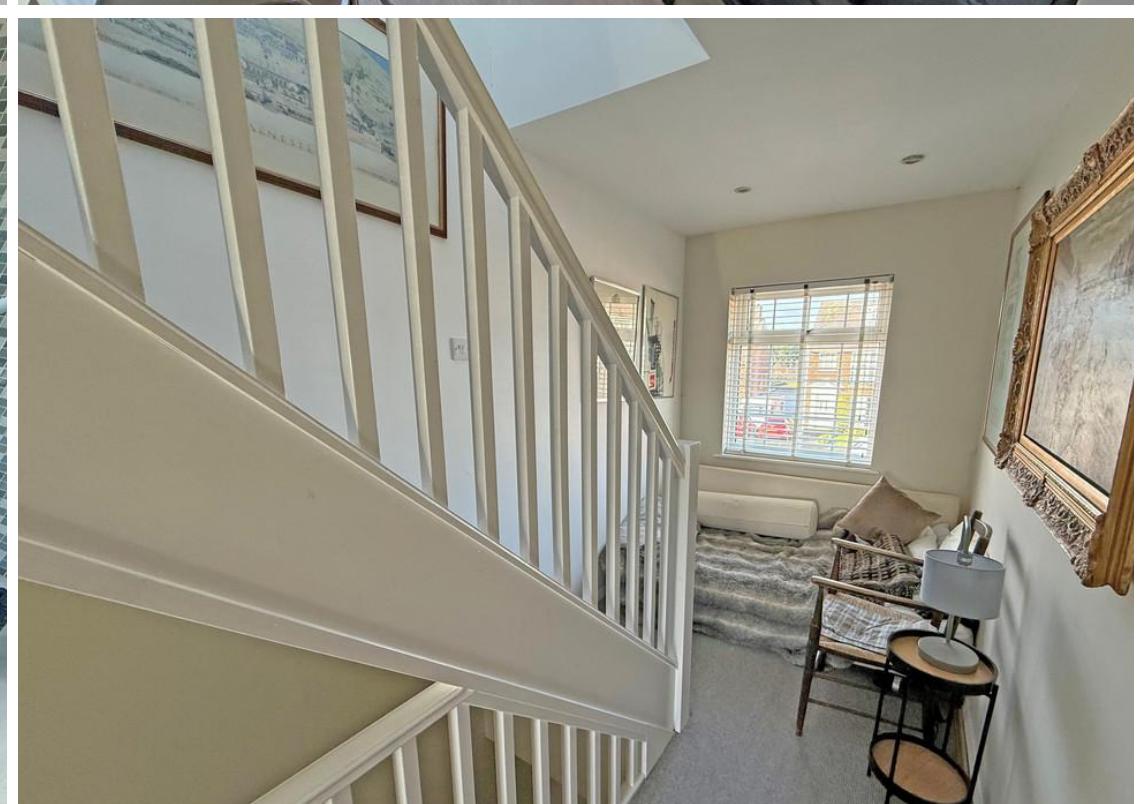
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

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.

- Extended mock Georgian style family home
  - Four double bedrooms
  - Two bathrooms
  - Popular cul-de-sac location
- 16' modern fitted kitchen
- Garage en-bloc
- Easy reach of Shoreham mainline station & town
- Vendor suited with chain free property



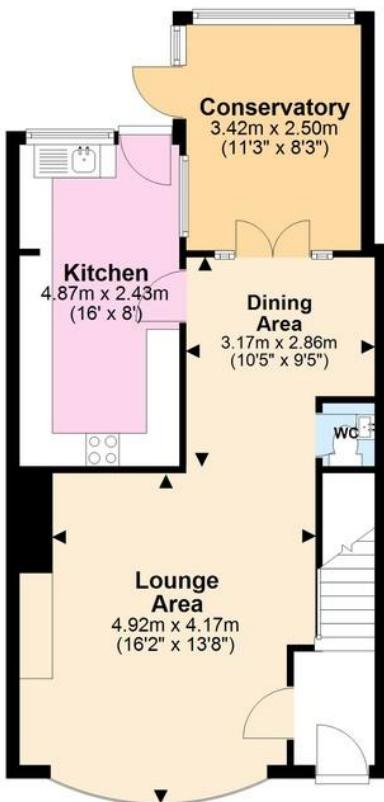




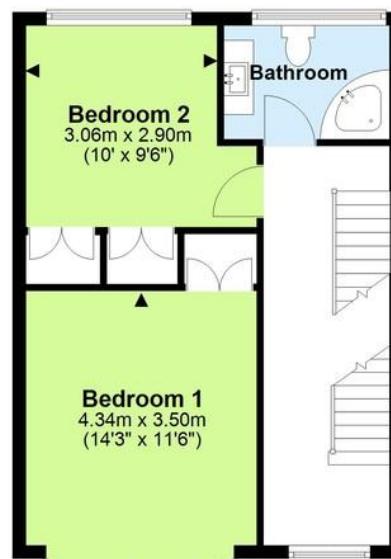




## Ground Floor



## First Floor



## Second Floor



Total area: approx. 129.8 sq. metres (1396.7 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.

## 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](http://www.hymanhill.co.uk)