



25 Hawkins Road  
Shoreham-By-Sea, BN43 6TJ





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Offers in excess of £650,000

Situated on the Shoreham–Southwick border, this exceptional five-bedroom semi-detached home offers a rare opportunity for families seeking both space and style. Beautifully extended and meticulously maintained, the property is presented in outstanding condition throughout.

From the moment you step inside, the thoughtful layout and high-quality finishes are immediately apparent. The focal point of the home is the extended and very impressive open-plan living space at the rear, where a sleek contemporary kitchen diner flows effortlessly into a bright and spacious lounge. The stunning fitted kitchen features abundant storage, premium appliances, and a generous island breakfast bar—perfect for casual dining and entertaining. Flooded with natural light, this area creates a warm, welcoming environment for family life.

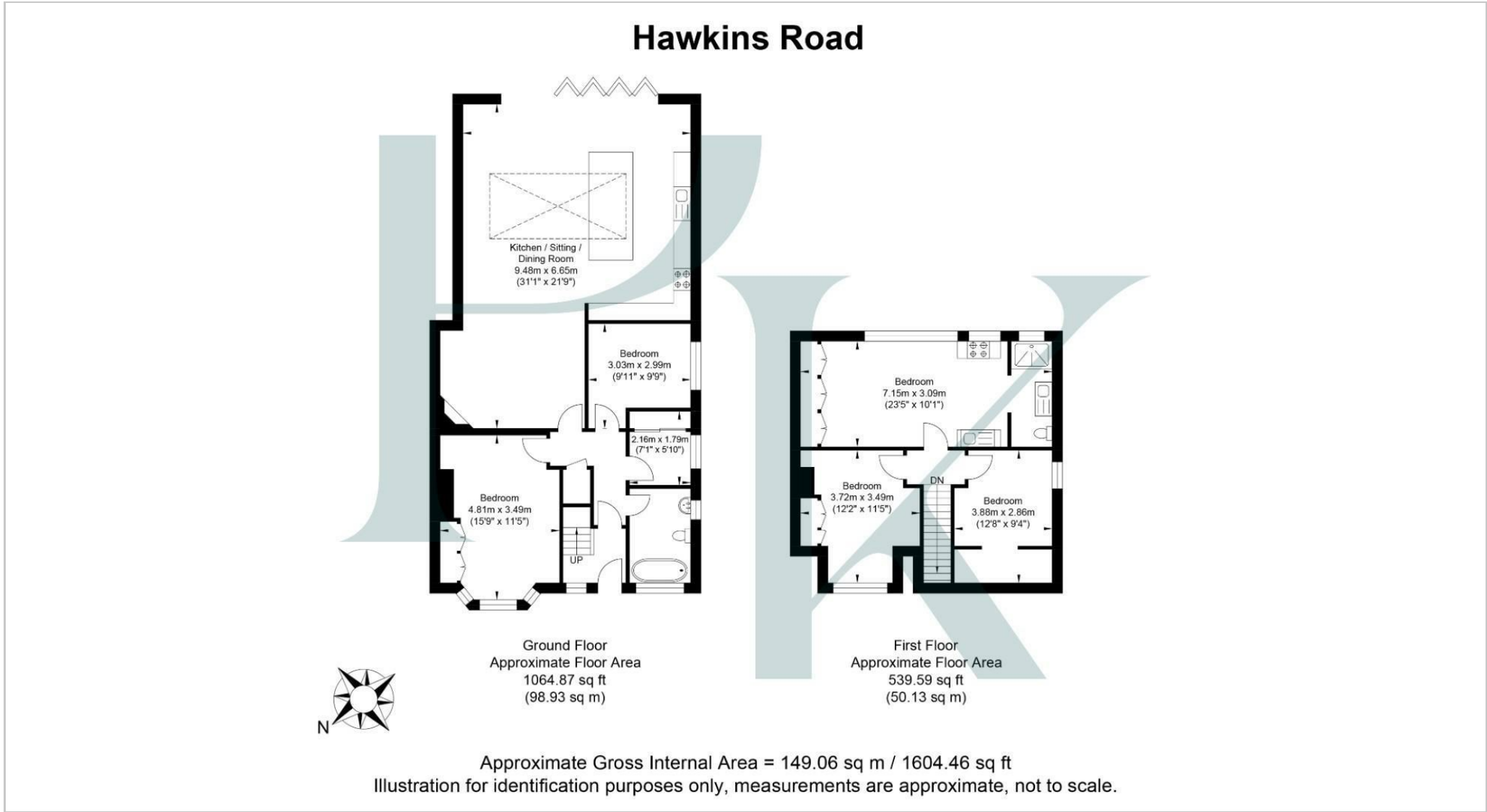
The ground floor also includes a super stylish bathroom, two versatile bedrooms, where one could serve as a home office or second reception if desired. Every detail has been carefully considered to suit the demands of modern living.

Upstairs, three well-proportioned double bedrooms provide comfort and flexibility, with the extremely spacious principal bedroom boasting its own en suite bathroom and overlooking the garden.

Outside, the expansive rear garden has been meticulously designed offering a wonderful mix of decking and artificial lawn, enhanced with jacuzzi and contemporary outdoor lighting—ideal for relaxing, entertaining, or play. To the front, ample off-street parking for several vehicles adds to the property’s appeal.

The location is equally impressive. Families will appreciate having Holmbush and Herons Dale Primary Schools within walking distance, while Shoreham Academy is just a 10-minute walk away. Everyday essentials and leisure facilities are also close by, with Holmbush Shopping Centre and Wadurs Swimming Pool only a 5-minute stroll. Southwick Square, Shoreham town centre, and excellent transport links—including the nearby railway station—are all easily accessible.

No stone has been left unturned in the detailed design of this house and internal inspection is highly advised.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
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