



hamlyn
smith.

New Road, Shoreham-By-Sea, BN43 6RA

£250,000

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 1 Bedroom

 1 Reception

 1 Bathroom

A unique Victorian split-level one-bedroom balcony flat, with beautiful views across the river Adur.

- 1 Bedroom Victoria Flat
- Balcony
- River Views
- Well Presented Throughout
- Share Of Freehold





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Step into the charm of this unique Victorian split-level one-bedroom flat, where period elegance meets contemporary design. With soaring ceilings, tall sash windows, and a layout that flows seamlessly between living and entertaining spaces, this home is filled with natural light and framed by captivating views of the boatyard, estuary, and the iconic Adur Ferry Bridge.

From the moment you enter the hallway with its lovingly restored pine flooring, every detail reflects craftsmanship, character, and thoughtful renovation.

The bay-fronted living room is an inviting retreat—its southerly aspect floods the space with sunshine, and doors open onto a private balcony where you can soak in the scenery. A custom oak bookcase, a cleverly integrated Murphy bed, and original woodwork give the room warmth and versatility, while the feature fireplace hints at cosy evenings in.

At the heart of the home lies a spectacular 18' dual-aspect kitchen and dining room, beautifully extended and designed with a subtle nautical theme. Solid oak floors, bespoke concrete worktops, and custom oak storage benches make this space as stylish as it is practical. Triple-glazed windows frame ever-changing views of the waterfront, while the professional-grade Falcon range is ready for everything from weekday suppers to weekend feasts.

The double bedroom, with its northern bay window and quiet outlook, offers a restful sanctuary. Restored pine flooring, fitted wardrobes, and timeless joinery details ensure comfort and charm in equal measure.

The contemporary bathroom—renovated to a luxury hotel standard—features a bespoke shower enclosure, high-spec fittings, a walnut veneer vanity, and a demisting smart mirror, creating a calm spa-like environment.

This home comes with a long lease, a share of the freehold, and the modern convenience of gas central heating, all while preserving the soul and character of its Victorian heritage. A rare find that balances history, craftsmanship, and coastal living.



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Total area: approx. 57.9 sq. metres (622.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.