



50 NEW ROAD, SHOREHAM BY SEA, BN43 6RB



## 50 New Road Shoreham by Sea BN43 6RB

### Offers Over £475,000

“An extremely well presented 3 double bedroom 3 storey victorian town house with south facing patio.”

#### EYE FOR DETAIL

This 3 Storey Victorian townhouse is offered for sale in fantastic order throughout and has a wealth of lovely period features.

The ground floor accommodation comprises of a large reception room to the front and a double bedroom to the rear, both have attractive bay windows with fitted shutters.

Stairs from the hallway lead you down to the lower ground floor which has a large open plan and well fitted kitchen dining area along with a separate utility room and shower room with fitted shower, W.C. and sink. There is access from the kitchen via double doors to an attractive South facing enclosed patio area and there is a door leading out to the coast road giving access and leading along to Shoreham High Street.

The first floor accommodation comprises of 2 more double bedrooms and a large family bathroom.

#### LOCATION - LOCATION - LOCATION

New Road is located just 100 yards from East Street, which is the hub of Shoreham with its abundance of independent shops, cafes and pubs. Shorehams mainline train station is 1/4 of a mile away and the Adur Ferry Footbridge on the high street will guide you over to Shoreham Beach.

Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

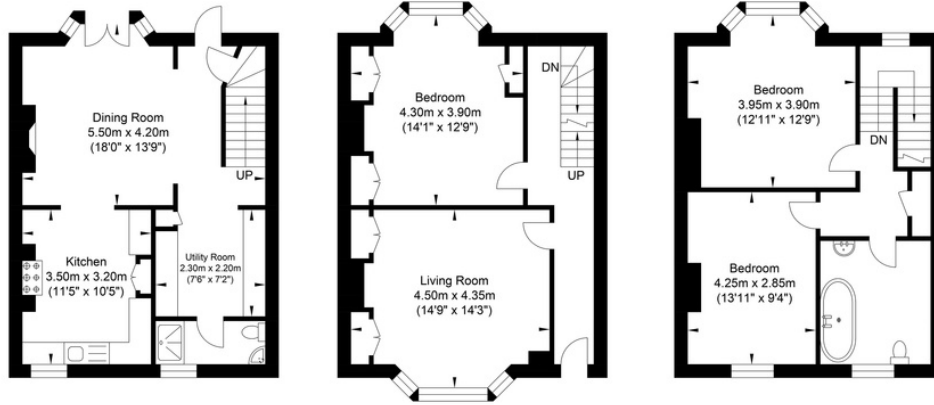
The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at.

There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!





# New Road, Shoreham-by-Sea



Lower Ground Floor  
Approximate Floor Area  
434.64 sq ft  
(40.38 sq m)

Ground Floor  
Approximate Floor Area  
451.33 sq ft  
(41.93 sq m)

First Floor  
Approximate Floor Area  
439.38 sq ft  
(40.82 sq m)

Approximate Gross Internal Area = 123.13 sq m / 1325.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

Property information:

Council Tax - Band C

Adur & Worthing District Council

EPC Rating: D

**ASK THE OWNER:**

Nearest Train Station? Shoreham.

A local walks? The River Walk is beautiful and runs for miles or the Shoreham beach boardwalk.

Local Supermarkets? Little Waitrose, Co-Op, Tesco and M&S at Holmbush.

Local pubs? The Wellie, The Bridge Inn, The Crown & Anchor & Suters Yard to name just a few.