

**New Road, Shoreham by Sea, West Sussex, BN43 6RB**  
Offers Over £800,000

# New Road, Shoreham by Sea, West Sussex, BN43 6RB

## The Property & Area

Built in circa 1827 for Captain Robert Butler, this superb Grade II listed home has been part of Shoreham's story for nearly 200 years. Captain Butler and a model of his ship, The Seringapatam, are commemorated at the Marlipins Museum just down the road on the High Street.

Arranged over three floors, it offers four or five bedrooms depending on how you use the space, and retains a lot of the original character you'd expect from a home of this age. On the ground floor you've got a south facing drawing room with a glass front log burner, a separate dining space, and a study that works well as a home office. Both garden areas are easily accessed from here too.

Drop down to the lower ground floor and you'll find the kitchen/breakfast room, renovated in 2020, fitted in a cottage style with underfloor heating throughout. There's also a utility room, a snug, and a second shower room. It's a comfortable, self-contained level.

Upstairs, the first floor has four good sized bedrooms, a separate WC, and a modern bathroom with separate shower, renovated in 2023. Outside, the south facing courtyard sits off the drawing room and catches the sun well. To the rear there's a walled garden with low maintenance artificial grass, mature trees, and double gates leading to your private parking space, accessed via an automatic gate.

The whole home runs on a Hive smart thermostat heating system, so it's easy to manage and efficient to run. Storage is good throughout.

Depending on what you need, the layout could give you two home offices, extra bedroom space, or something in between.

As for the location, Shoreham does this well. You're moments from the mainline train station giving easy access to Brighton, London and beyond.

The property is within easy walking distance from Shoreham's many Independent shops, cafes, bars and restaurants as well as local galleries, and the farmers' market on East Street. Shoreham beach is easily accessible via the Shoreham Footbridge which runs next to the Shoreham Yacht Club and is just a short walk from the property, the beach genuinely feels like a wild stretch of coastline rather than a busy seafront, this is popular with local swimmers and water sports enthusiasts.

The River Adur also offers great bike rides or long walks in to the countryside towards Steyning and Upper Beeding and onwards to the South Downs Way.

There are also some great junior and secondary schools in the area as well as two local private schools, Shoreham and Lancing College.

To arrange your private viewing, please get in touch with our Shoreham team.

### Material Information:

Tenure - Freehold

Grade II Listed

Council Tax: D

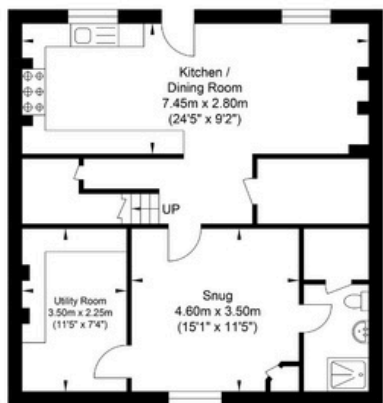
EPC: D

No Chain

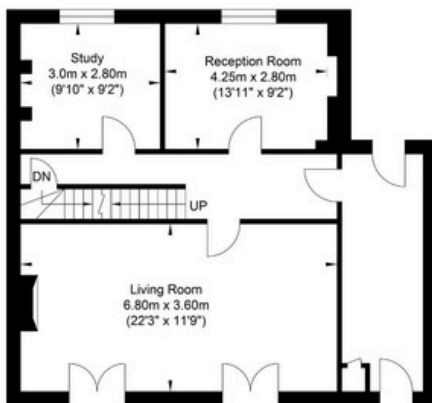


# Floorplan

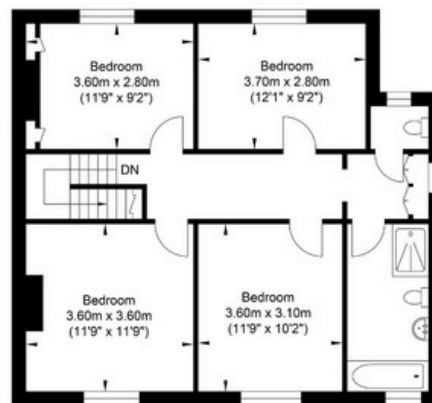
## New Road, Shoreham-by-Sea



Lower Ground Floor  
Approximate Floor Area  
633.56 sq ft  
(58.86 sq m)



Ground Floor  
Approximate Floor Area  
679.84 sq ft  
(63.16 sq m)



First Floor  
Approximate Floor Area  
709.87 sq ft  
(65.95 sq m)



Approximate Gross Internal Area = 187.97 sq m / 2023.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



# Oakley

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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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