

Hyman  
Estate & Letting



Hill  
Agent



4 Saxons, Shoreham-by-Sea, West Sussex, BN43 5JE

# 4 Saxons, Shoreham-by-Sea, West Sussex, BN43 5JE

£575,000



A beautifully presented FOUR BEDROOM family home in North Shoreham with drive and garage



Located in the highly desirable **North Shoreham** area of Shoreham-by-Sea, this well-presented four-bedroom family home offers generous accommodation, a beautiful west-facing garden, and excellent living space throughout.

The property features four good-sized bedrooms, all conveniently situated on the first floor, along with a well-appointed family bathroom. The ground floor provides an excellent living space having a spacious and comfortable layout ideal for family living and entertaining, including a bright and welcoming lounge, a separate dining room, and a beautifully fitted kitchen with a breakfast area.

Further benefits include a useful ground floor cloakroom, a well-maintained and mainly laid to lawn west-facing rear garden that enjoys plenty of afternoon and evening sunshine, and a driveway leading to a garage.

Situated in a highly popular residential location in North Shoreham, the property is close to local amenities, well-regarded schools, and convenient transport links.

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.

Shoreham benefits from a range 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.

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- Detached family home
  - Four good sized bedrooms
  - Lounge plus dining room
  - Beautifully presented kitchen breakfast room
  - bathroom plus ground floor cloakroom
  - Mainly laid to lawn west facing rear garden
    - Drive to garage
  - Highly popular North Shoreham location



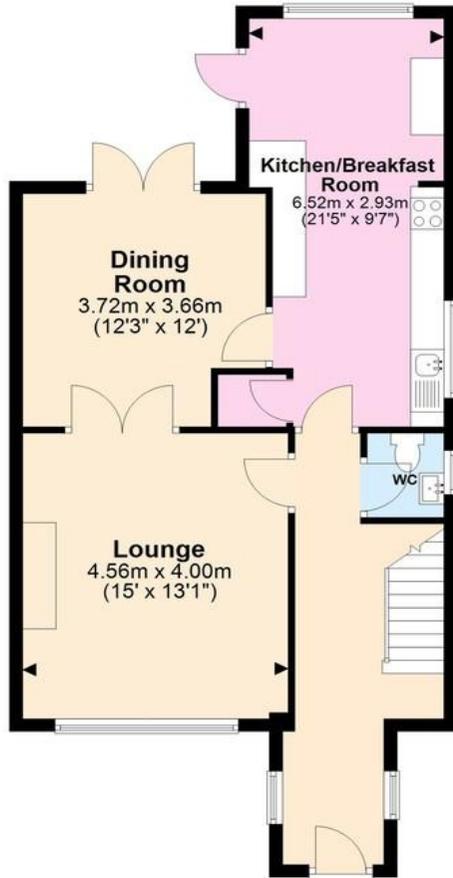




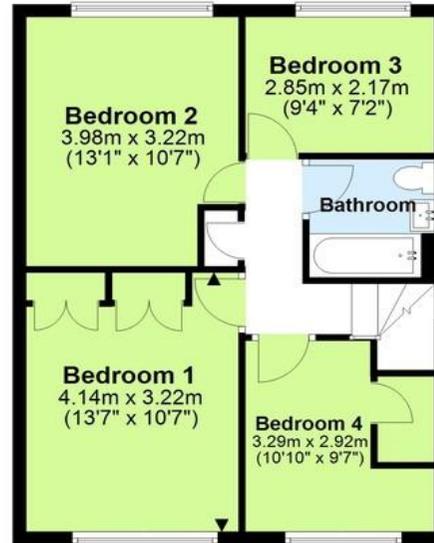




## Ground Floor



## First Floor



Total area: approx. 115.5 sq. metres (1243.1 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax Band:** D - £2,535.33 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.

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