

Hyman  
Estate & Letting



Hill  
Agent



10 New Barn Road, Shoreham-by-Sea, West Sussex, BN43 6HN

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Offers in Excess of £500,000

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Beautifully presented three-bedroom family home located with Shoreham Academy catchment

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Situated in one of Shoreham-by-Sea's most sought-after locations and within the highly regarded Shoreham Academy catchment area, this beautifully presented three-bedroom semi-detached family home has been thoughtfully renovated to an exceptional standard throughout over the past two years.

The accommodation is both stylish and practical, featuring a stunning open-plan kitchen/dining room with contemporary fittings and patio doors opening directly onto the rear garden, creating the perfect space for modern family living and entertaining. To the front of the property is a cosy yet elegant separate lounge, complete with a charming log burner.

Upstairs, there are three well-proportioned bedrooms along with a beautifully refitted family bathroom finished to a high specification.

Externally, the property benefits from a lovely rear garden, ideal for relaxing and outdoor dining, as well as the added advantage of a garage.

A superb turnkey family home in a prime residential position.

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.

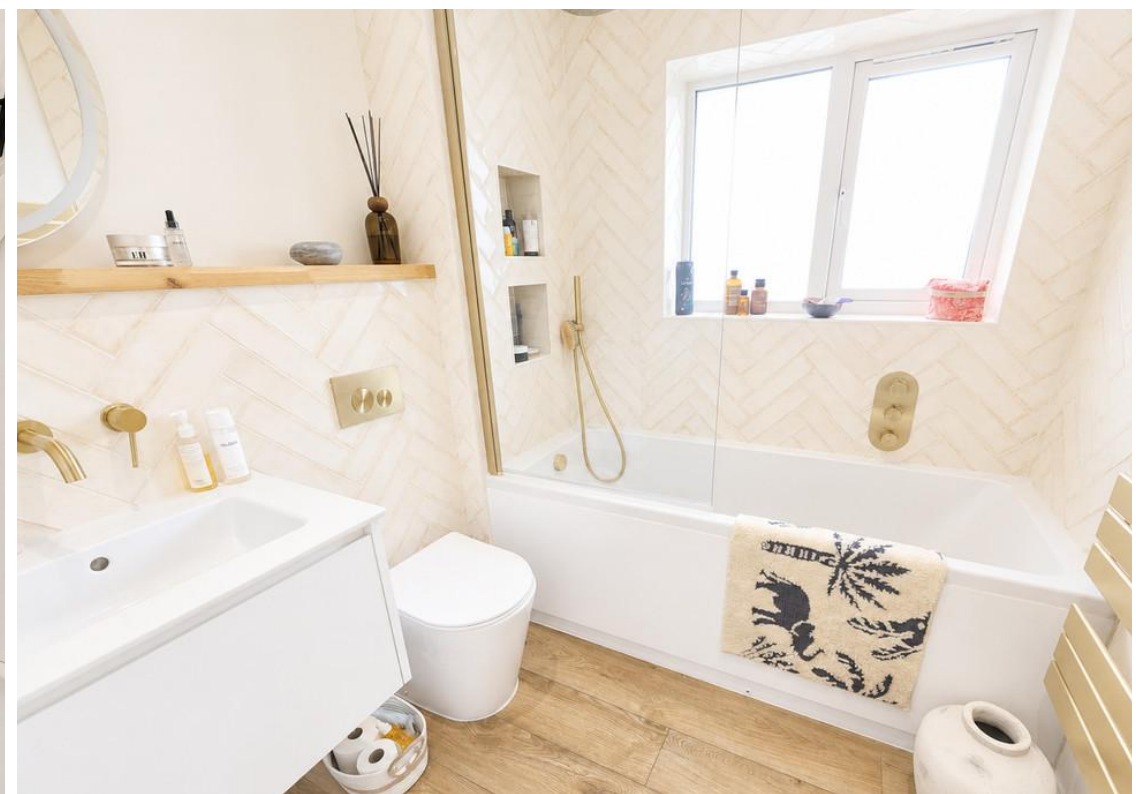
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Fully refurbished family home
    - Three bedrooms
  - Open plan kitchen diner
    - Separate lounge
  - Large rear garden
    - Garage
  - Viewing is highly recommended
  - Shoreham Academy catchment





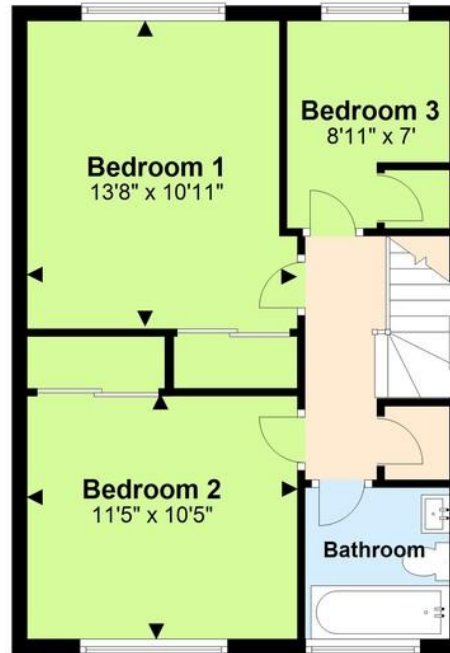
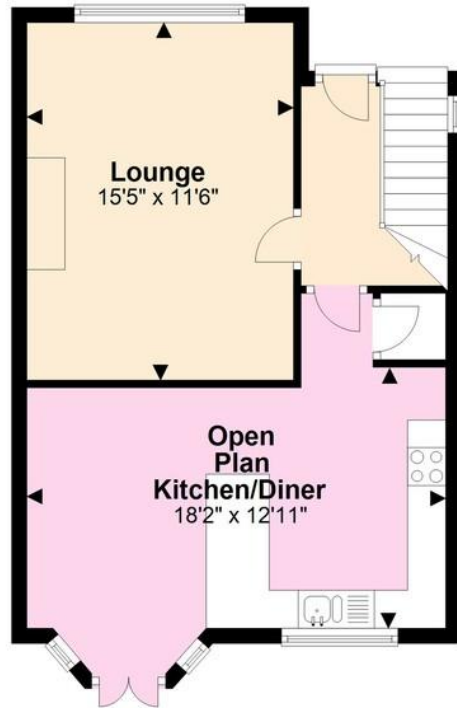






## First Floor

## Ground Floor



Total area: approx. 996.9 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.

## Useful Information

**Council Tax Band:** D - £2,535.33 per annum (2026/2027)

**Tenure:** Freehold

**Local Authority:** Adur District Council

**Hyman Hill**  
Estate & Letting Agent

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

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 464464  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)