



Upper Shoreham Road, Shoreham by Sea - Guide Price £750,000

# Upper Shoreham Road, Shoreham by Sea

## The Property & Area

This substantial five-bedroom semi-detached home on The Upper Shoreham Road offers generous, flexible accommodation suited to modern family living, extending to just over 2,000 sq ft across three floors.

The ground floor provides three reception rooms, giving plenty of space for day-to-day living, dining, and working from home.

The layout works well, with a large dining room leading through to the kitchen and conservatory, creating a more open feel to the rear of the house.

There is also a separate living room at the front, which gives a bit of separation from the main living space, which could be a further bedroom. A utility room and three WCs across the house adds a level of practicality.

A key feature is the side extension with its own private entrance. It sits naturally alongside the main house and is easy to use as part of the overall space, but also works well for a home business, separate workspace, or a more independent setup for family if needed.

Upstairs, there are four bedrooms and a family bathroom, offering comfortable accommodation. The top floor provides a large bedroom, which works well as the principal suite, guest room or separate space for older children.

Outside, the rear garden is a good size and feels very private, with space for children, entertaining, and gardening. To the front, there is off-road parking on the private driveway for several vehicles.

The location is perfect, Shoreham town centre is within easy reach, with a good mix of independent shops, cafés and everyday essentials. Shoreham Railway Station is also nearby, giving direct links into Brighton, Worthing and London, along with easy access to the A27 for getting in and out of the area.

Buckingham Park is close by, offering open green space, playgrounds and tennis courts and The River Adur is just over a mile away, with beautiful walking routes leading out towards the South Downs.

To arrange your private viewing, get in touch with our Shoreham team today! 01273 661577

Material Information:

Tenure: Freehold

Council Tax: E

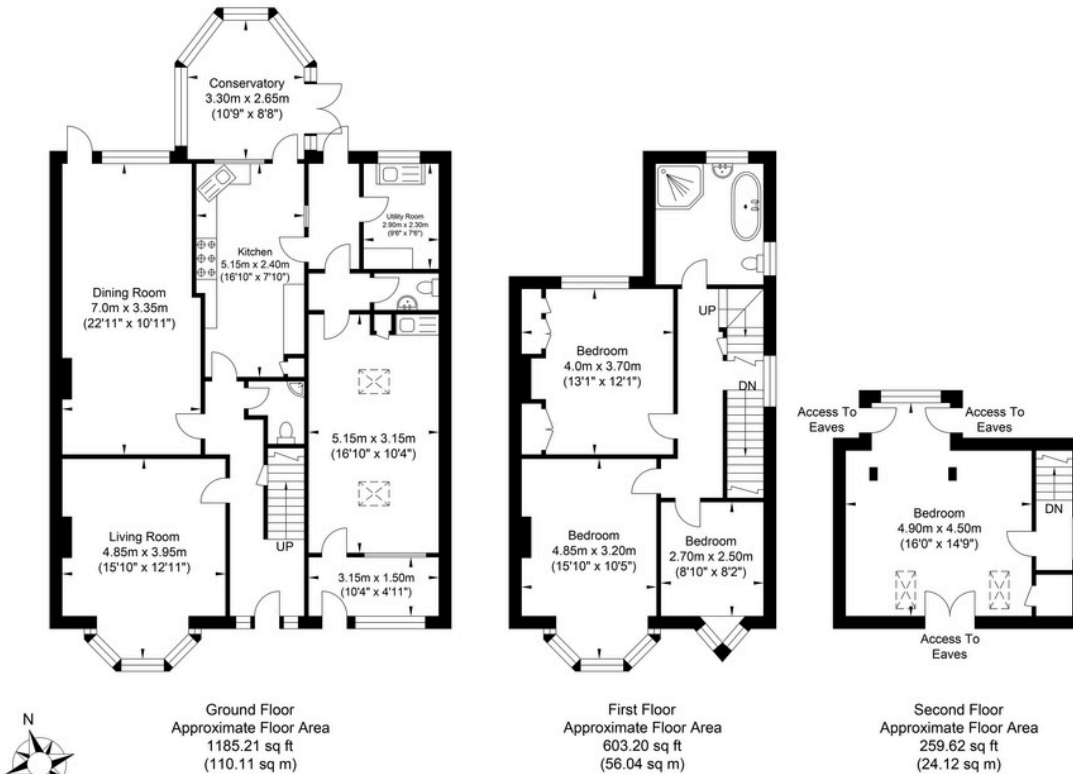
Side Extension with Class E use.

EPC: To follow



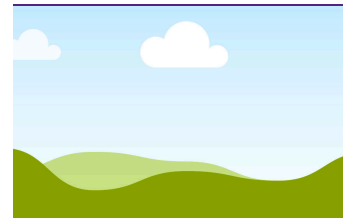
# Floorplan

## Upper Shoreham Road, Shoreham-by-Sea



Approximate Gross Internal Area = 190.27 sq m / 2048.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
www.oakleyproperty.com  
shoreham@oakleyproperty.com

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