



70 Crown Road, Shoreham-by-Sea, West Sussex, BN43 6GE

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## 'Offers in Excess of' £475,000 - Freehold

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A fantastic opportunity to purchase this immaculately presented home, which has been thoughtfully extended and improved by the current owners to create a stylish and comfortable property ideally suited to modern living. Situated in a sought-after level-ground location, the property is likely to appeal to a wide range of purchasers, including families and those looking to downsize without compromising on space or quality.

The bright and well-proportioned accommodation is arranged over two floors and, on the ground floor, comprises a superb open-plan lounge/kitchen positioned to the rear of the property. Designed with both everyday living and entertaining in mind, this sociable space features a range of contemporary fitted units, ample worktop space and a breakfast bar, making it the heart of the home. There are also two generous double bedrooms and a modern family bathroom fitted with a contemporary suite incorporating both a bath and separate shower cubicle.

The first floor is dedicated entirely to the impressive principal bedroom. This spacious dual-aspect room enjoys an abundance of natural light and benefits from a dressing area, a stylish en-suite shower room with walk-in shower and underfloor heating, together with access to extensive eaves storage via a number of access points.

Externally, the property continues to impress. The secluded rear garden has been designed for ease of maintenance and features two attractive Indian sandstone patio areas, ideal for al fresco dining and entertaining, complemented by an artificial lawn. To the front, a private driveway provides ample off-road parking and leads to the garage.

Offering versatile accommodation, a high standard of presentation and a highly convenient location, this wonderful home must be viewed internally to be fully appreciated.

Shoreham-by-Sea is a charming and historic coastal town, ideally situated approximately 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre offers an excellent range of independent boutiques alongside well-known high-street retailers, as well as a variety of cafés, pubs and restaurants. The nearby Holmbush Shopping Centre provides further retail convenience, including Marks & Spencer, Next and Tesco.

The area benefits from excellent transport links, with easy access to the east-west A27 and M23. Shoreham-by-Sea mainline railway station is nearby, offering direct services to Brighton, London and destinations to the west. The property falls within the catchment area of well-regarded primary and secondary schools, including the popular Shoreham Academy, which holds an 'Outstanding' Ofsted rating.

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- Extended semi-detached chalet bungalow
    - Three double bedrooms
    - Immaculate throughout
  - Spacious, bright & versatile accommodation
  - Spacious open plan lounge/kitchen
  - Stunning master bedroom with en-suite & dressing area
    - Ample off-road parking & garage
  - Vendor suited with chain free property



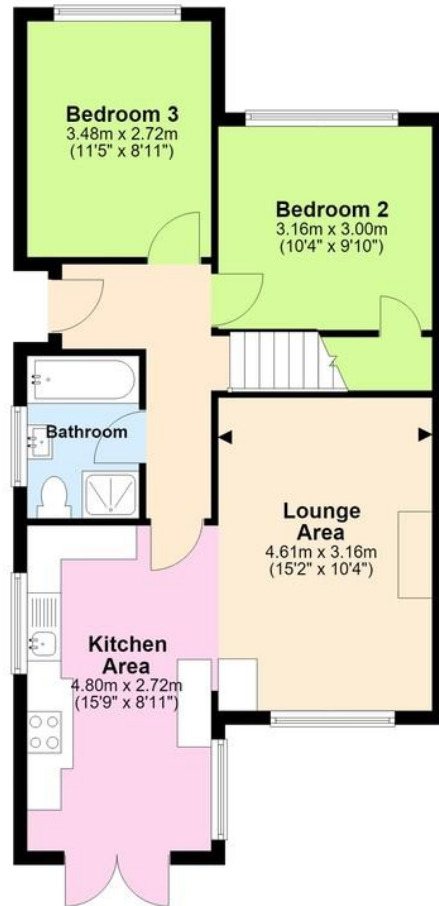




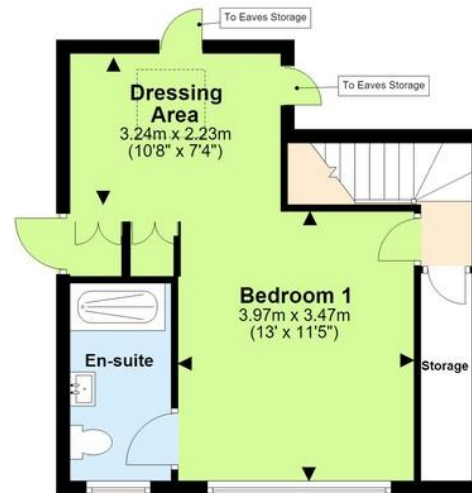




### Ground Floor



### First Floor



Total area: approx. 92.6 sq. metres (996.5 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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band C - £2,253.63 per annum (2026/2027)

**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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