

Hyman

Estate & Letting



Hill

Agent



Crispins Cottage, 44 Southdown Road, Shoreham-by-Sea, West Sussex, BN43 5AN

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Offers in Excess of £450,000 - Freehold

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A rare, two double bedroom Grade II listed cottage, located near the town centre & mainline station

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Hyman Hill is delighted to offer for sale this charming, well presented TWO DOUBLE BEDROOM grade 2 listed cottage, retaining many original features. This deceptively spacious property benefits from having accommodation presented over three floors and is situated in one of Shoreham's premier roads offering convenient access to Shoreham town centre and mainline station.

To the ground floor, the property boasts a bright and spacious entrance hall which opens to a generous sized lounge dining room which features beamed ceilings and a log burning fireplace. The kitchen is accessed off the dining room making this the perfect entertaining area. The first floor comprises of a well-presented double bedroom and spacious family bathroom. The second-floor benefits from a landing space – ideal for a home office and a generous bedroom with stunning original triangular window.

To the rear, there is a good sized, beautifully maintained and secluded rear garden with patio seating area, steps to a lawned and further newly installed decked area including a shed.

Viewing is essential to fully appreciate this beautiful and spacious cottage located within a stunning location.

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 within easy walking distance, 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.

Shoreham-by-Sea also boasts a highly sought-after beach, the nearby South Downs National Park and the River Adur, providing superb opportunities for water sports.

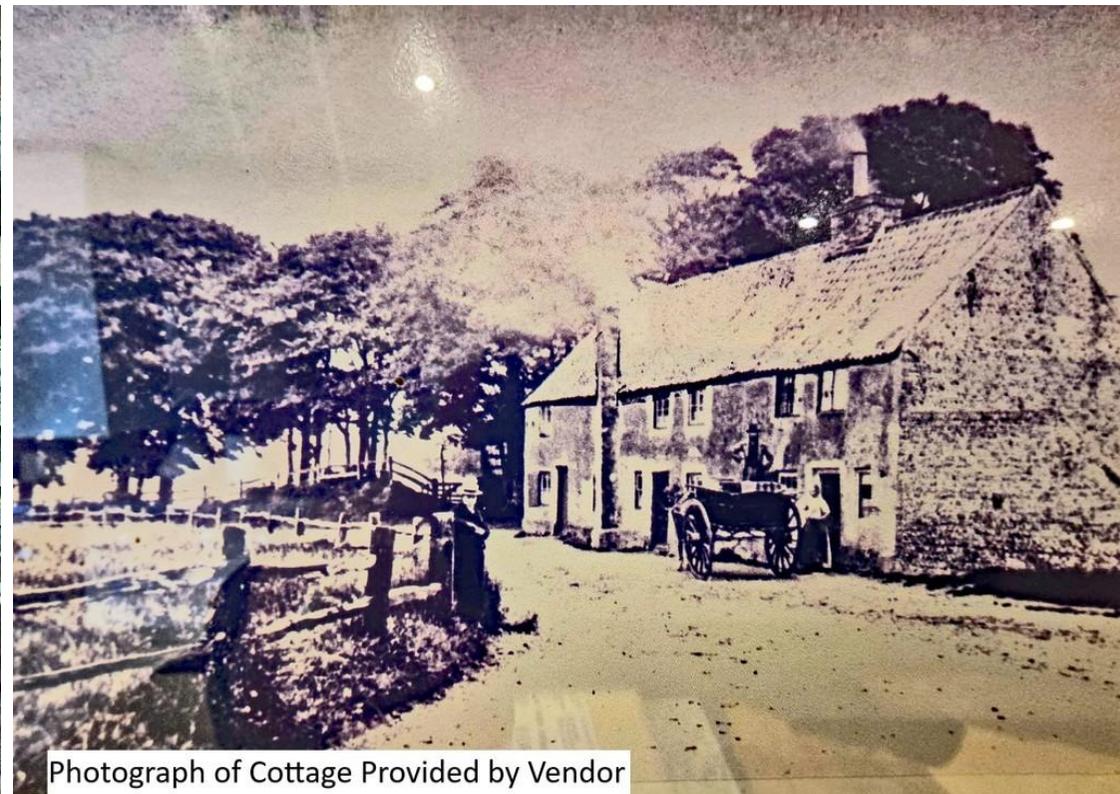
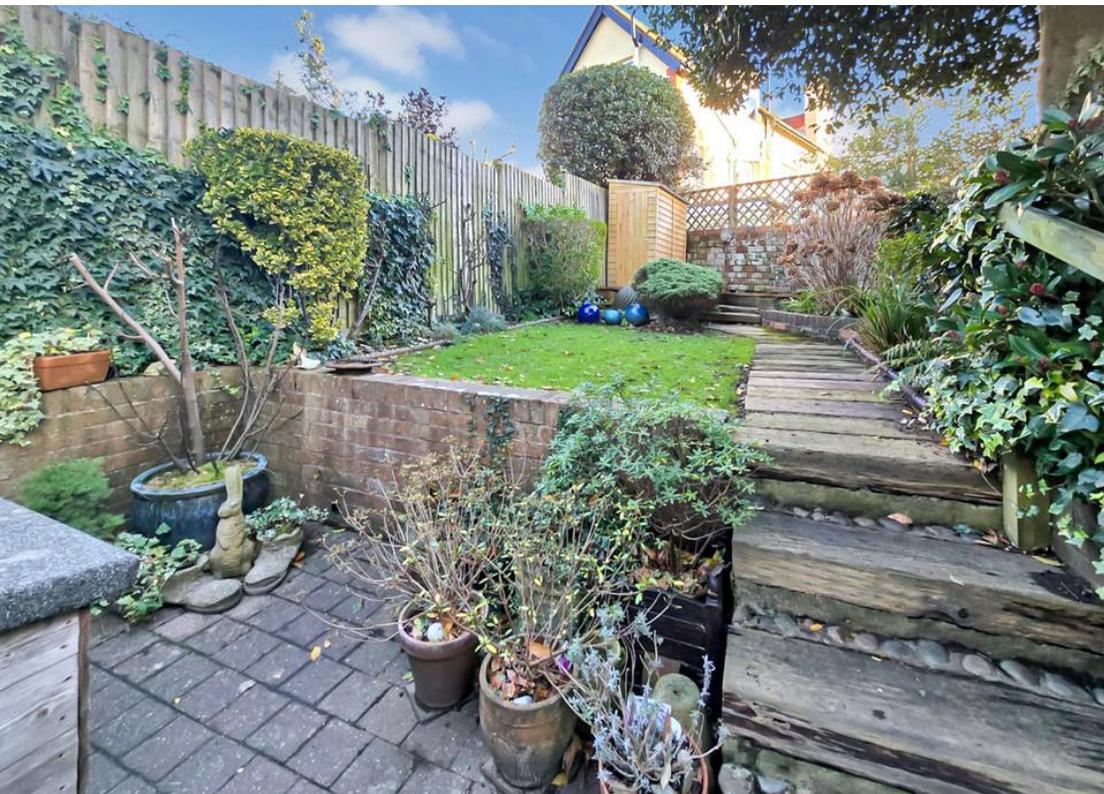
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- Grade 2 listed home
 - Two double bedrooms
 - Accommodation over three floors
 - Good sized lounge dining room
 - Beamed ceilings & Log burning fireplace
 - Near town centre and mainline station
 - Good sized rear garden
 - No on-going chain







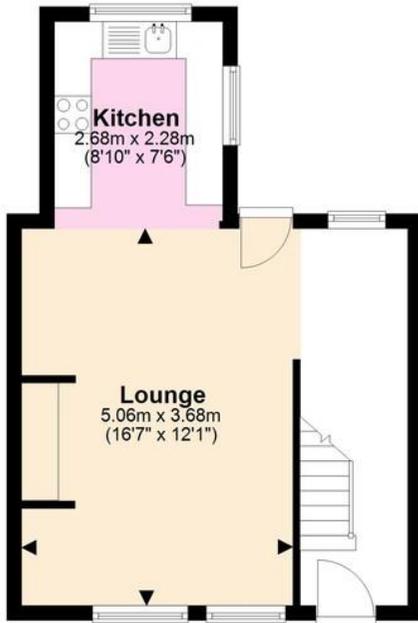




Photograph of Cottage Provided by Vendor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Second Floor



Total area: approx. 84.2 sq. metres (906.5 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.

Useful Information

Council Tax Band: C –£2,151.33 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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