



396 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5ND

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£650,000



An extended **THREE DOUBLE BEDROOM** semi detached family home with a large rear garden and garage



Hyman Hill is delighted to offer for sale this very well presented and EXTENDED family home located within a highly popular area of Shoreham.

On the ground floor the property is extended to the rear offering two spacious reception rooms including a good-sized double glazed bay fronted lounge and a large kitchen dining / sitting room to the rear. The kitchen has recently been refitted and includes fitted modern appliances and the sitting room benefits from a log burning fireplace. There is also a ground floor cloakroom.

The first floor comprises of **THREE DOUBLE BEDROOMS** and a large family bathroom.

There is a beautifully presented large and manly laid to lawn rear garden having a patio decked area as well as a cabin located at the rear.

The front comprises of a block paved private drive to garage and off road parking for several vehicles.

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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- Extended semi detached family home
 - Three double bedrooms
 - Beautiful kitchen dining room
 - Separate lounge
 - Ground floor cloakroom
 - Large rear garden
 - Log cabin
 - Off road parking and garage





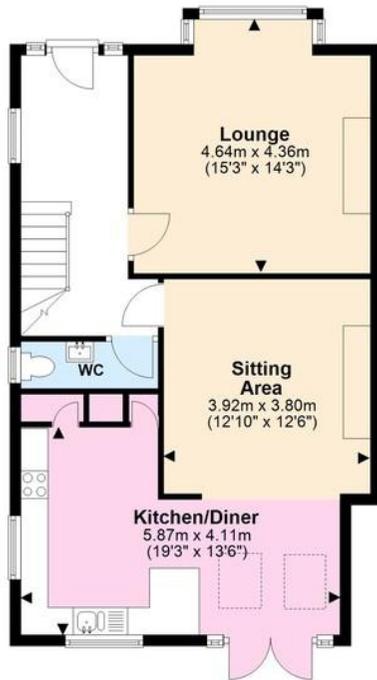




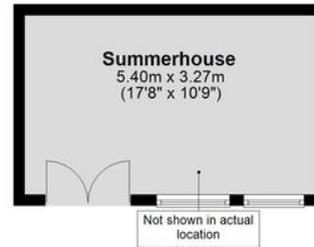
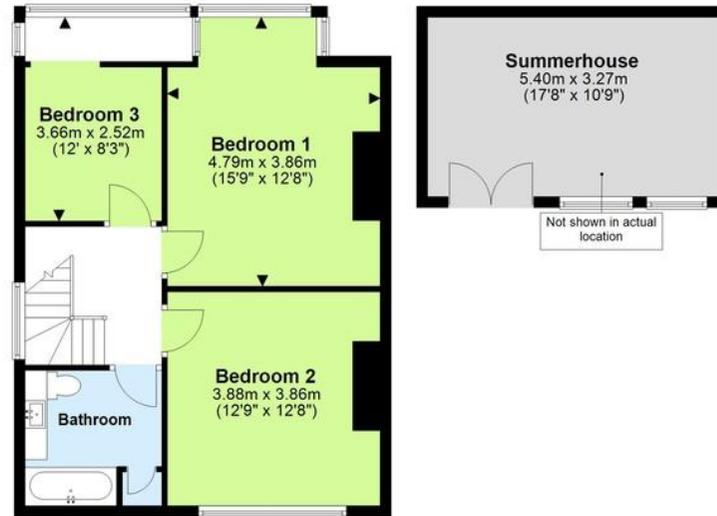
YOUTHSHED
ACCOMMODATION



Ground Floor



First Floor



Total area: approx. 140.1 sq. metres (1507.5 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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: E - £2,958.08 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.

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