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sales & lettings



Mill Lane, Shoreham-By-Sea

West Sussex

Asking Price £1,100,000



Mill Lane, Shoreham-by-Sea

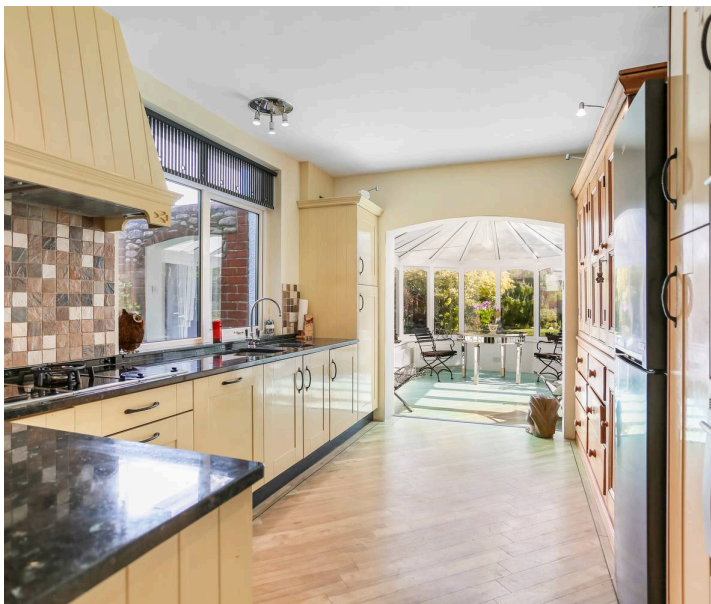
Ideally situated in a sought-after area within walking distance of Shoreham-by-Sea town centre, an attractive THREE BEDROOM, TWO BATHROOM DETACHED PERIOD HOUSE with LARGE GARDEN, GARAGE & DRIVEWAY.

Excellent positioned on a quiet tree-lined street in the heart of Shoreham-by-Sea, this sizeable home is beautifully arranged over two floors. Set back from the road behind a well-maintained walled garden and private driveway, the property enjoys a wonderful sense of peace while remaining just moments from the town centre.

Upon entering, a welcoming hallway leads to an impressive living room, filled with natural light from two large patio doors opening onto the rear garden and centred around a striking marble fireplace. The bright, contemporary kitchen is fully fitted with an excellent range of wall and base units, along with space for a breakfast table, and flows into a delightful conservatory. A separate dining room featuring a curved bay window to the front, together with a downstairs cloakroom, completes the ground floor.

Upstairs, there are three generous double bedrooms, two of which benefit from built-in wardrobes. The principal bedroom enjoys a beautiful curved bay window and an ensuite bathroom, while a further family bathroom serves the remaining bedrooms. There is also a generously proportioned loft space offering excellent potential for conversion, subject to the necessary consents and permissions.

To the rear, the superb garden provides an ideal setting for both relaxing and entertaining. A traditional patio, perfect for family barbecues, leads onto a good-sized lawn surrounded by an attractive variety of mature plants, shrubs, hedging and trees, together with a garden room. A charming tree with a wraparound bench creates a lovely





To the front, the mature garden, shingle driveway and garage combine to create an exceptionally welcoming first impression.

The Local Area

Mill Lane enjoys a prime position within easy walking distance of the centre of Shoreham-by-Sea and its mainline railway station, providing convenient commuter links to London, Gatwick Airport and the South Coast. The town itself has a vibrant community, with a popular weekly farmers' and artisan market, along with a great selection of cafés, restaurants, and both independent and high street shops.

For larger retail outlets, the nearby Holmbush Centre is home to Tesco, Next, and Marks & Spencer superstores. Culture and entertainment are centred around the Ropetackle Arts Centre, which hosts a varied programme of live events, talks and performances throughout the year.

The A27 is easily accessible, as is the foreshore, the scenic Adur Valley, and the South Downs, which provide excellent opportunities for walking and cycling. Regular bus services offer convenient links to Hove, Brighton and Worthing.

Further Information

Mill Lane is not currently in a parking zone. The current council tax band is F, charged at £3,725.86 for 2026/27.

EPC rating - D

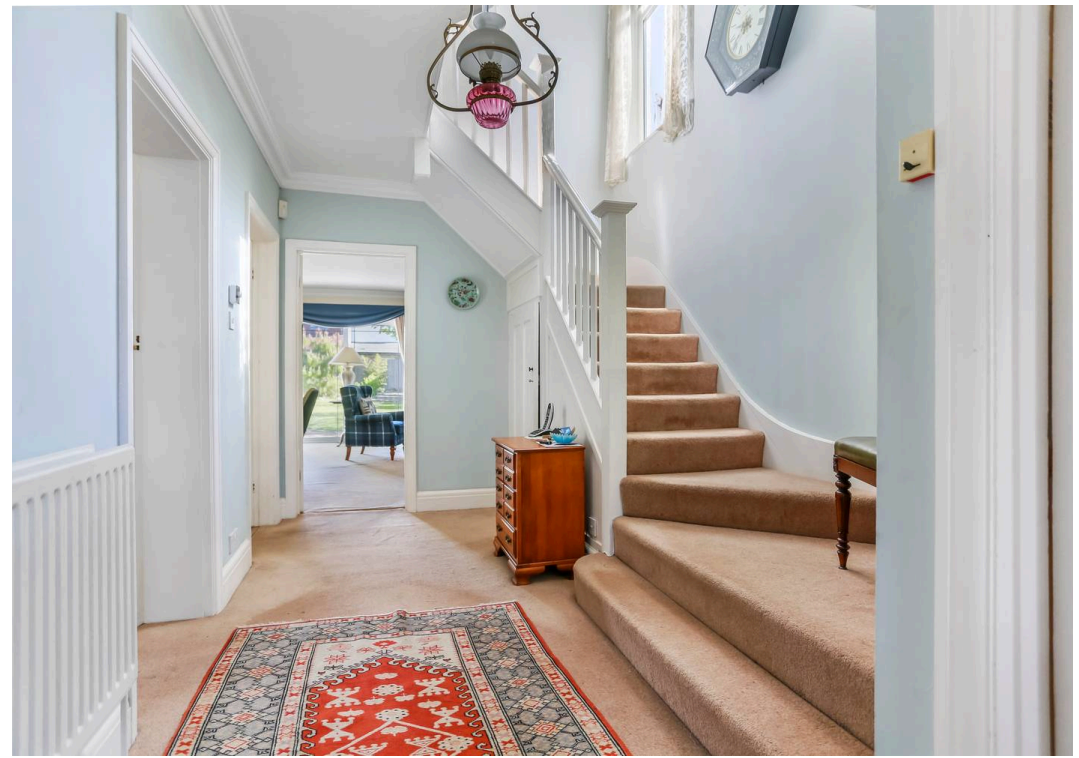
Council Tax - F

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

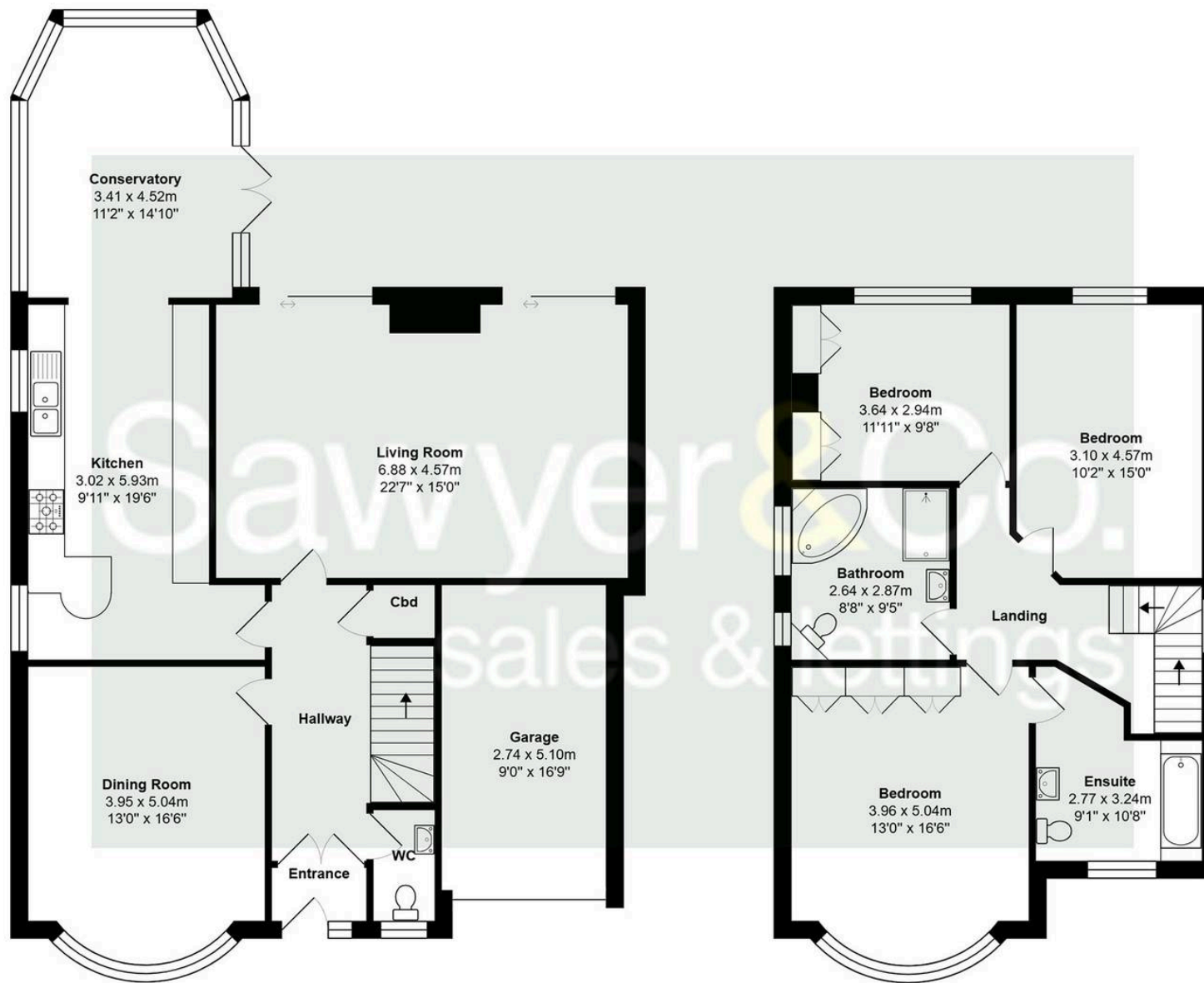
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 185.5 m² ... 1996 ft²

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.