



**Riverside Road, Shoreham by Sea, West Sussex**  
£550,000

# Riverside Road, Shoreham by Sea, West Sussex

## The Property & Area

This extended four-bedroom family home is positioned in one of Shoreham's most popular locations on Riverside Road, within walking distance of Shoreham Beach, the Adur Ferry Bridge and the train station, making it ideal for both families and commuters.

The house has been extended to the rear and into the loft, creating flexible accommodation arranged over three floors. On the ground floor there is lounge to the front of the house with a lovely log burner, and to the rear is the extended open plan kitchen/dining area, providing plenty of space for day-to-day life, entertaining or working from home. The kitchen has an induction hob alongside quartz stone worktops.

The first floor offers two bedrooms and a modern family shower room, whilst the loft conversion provides an excellent third bedroom plus an additional room currently used as an office. This space could also work well as a hobby room, guest room or could be converted to a bathroom to service the larger bedroom.

Outside, the rear garden enjoys a sunny aspect and has been designed to be low maintenance, making it easy to enjoy throughout the year. To the rear is a garage with off-road parking in front of the garage, something that is always in demand in this part of Shoreham.

The property is presented in excellent condition throughout and is ready to move straight into.

The location of the house is a real strength. Shoreham Beach is just a short walk away, along with local shops on Ferry Road, cafés, riverside walks and the town centre on the other side of the Adur Ferry Footbridge. Shoreham station provides direct links to Brighton, Worthing and London, making the area increasingly popular with those looking for a balance between coastal living and transport connections.

### Material Information:

Tenure: Freehold

Council Tax: C

EPC: 60D

Mains Drainage

Cat 5 Cables



# Floorplan

## Riverside, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
604.28 sq ft  
(56.14 sq m)

First Floor  
Approximate Floor Area  
443.47 sq ft  
(41.20 sq m)

Second Floor  
Approximate Floor Area  
382.65 sq ft  
(35.55 sq m)

Garage  
Approximate Floor Area  
121.30 sq ft  
(11.27 sq m)



Approximate Gross Internal Area (Excluding Garage) = 132.89 sq m / 1430.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Oakley**

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577  
6 Brunswick Road, Shoreham BN43 5WB  
www.oakleyproperty.com  
shoreham@oakleyproperty.com

We also have offices in:  
Lewes  
Brighton & Hove

Get in touch to book a viewing or valuation of your own property

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Please note:  
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

