

Hyman
Estate & Letting



Hill
Agent



4 Edburton Gardens, Shoreham-by-Sea, West Sussex, BN43 5GR

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Offers in Excess of £650,000

EDBURTON GARDENS is an immaculate FOUR/FIVE BEDROOM DETACHED FAMILY HOME, ideally situated in a quiet cul-de-sac in the popular North Shoreham area. Beautifully presented throughout, this impressive property offers spacious and versatile accommodation, making it an ideal choice for growing families.

The ground floor features a generous lounge/dining room extending from the front to the rear of the property, creating a wonderful space for both relaxing and entertaining. The well-presented kitchen opens into a large, pitched-roof conservatory, which enjoys views over the rear garden and provides additional living and dining space, with doors leading directly outside. A converted garage offers a versatile cinema room or potential fifth bedroom, complemented by a separate shower room and cloakroom.

Upstairs, there are four generous bedrooms and a family bathroom, providing ample space for family living.

Outside, the property boasts a stunning rear garden, mainly laid to lawn with an attractive patio seating area, ideal for outdoor dining and entertaining during the warmer months. To the front, there is off-road parking.

Situated in a peaceful residential location, this beautifully

maintained home combines generous living space with flexible accommodation and excellent family appeal.

VIEWING IS AN ABSOLUTE MUST to fully appreciate the quality, space and versatility this fantastic home has to offer.

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.

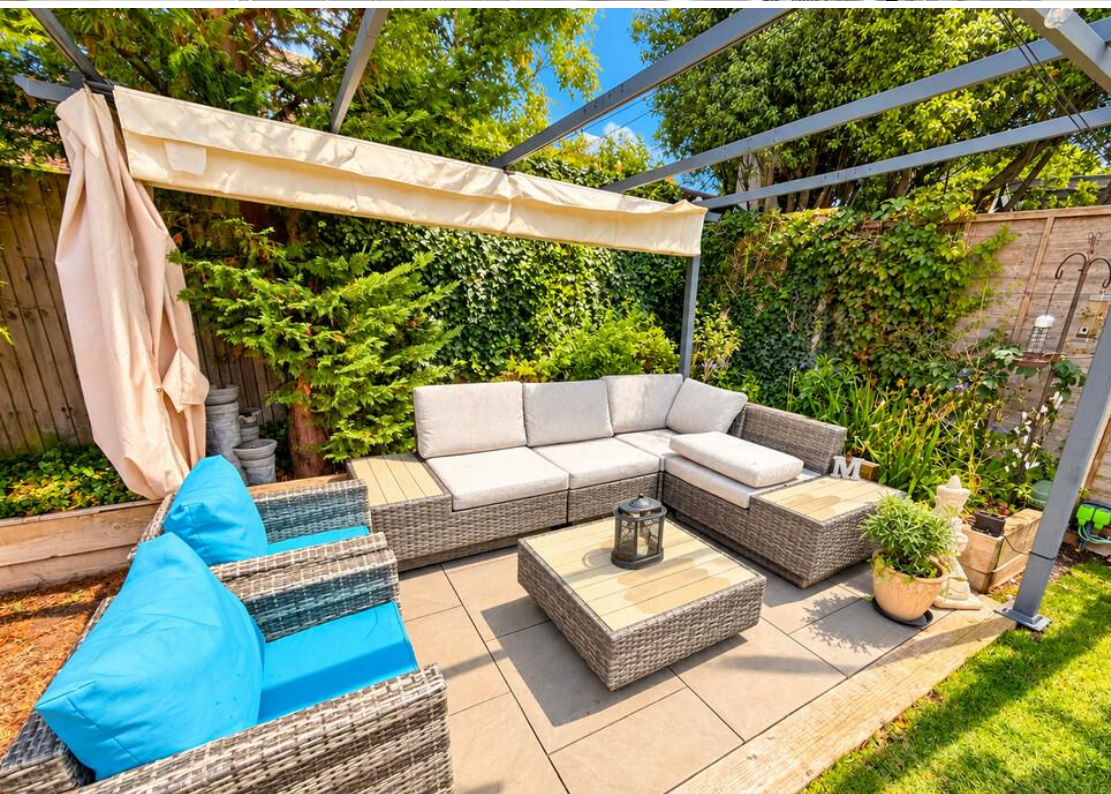
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- Immaculate detached family home
 - Four / five bedrooms
 - Ground floor shower room and first floor bathroom
 - Large lounge diner
 - Kitchen opening onto conservatory
 - Stunning rear garden
 - Off road parking
 - Viewing is a must



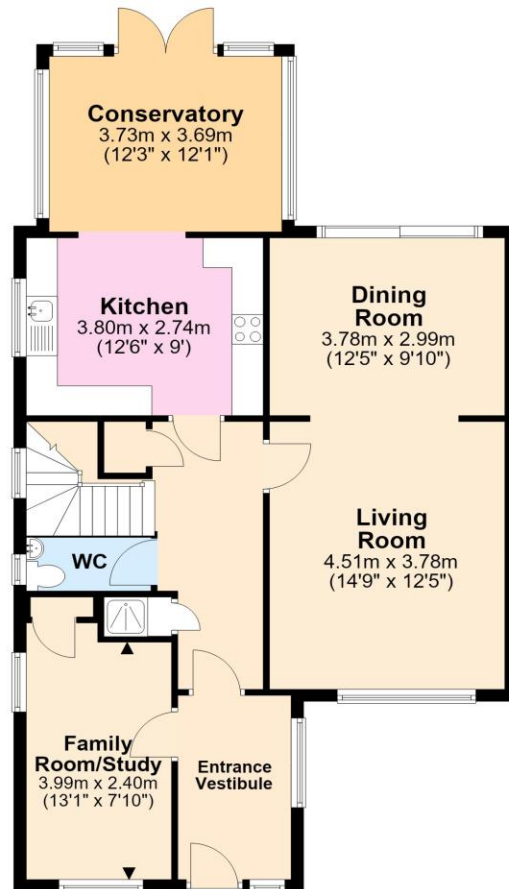




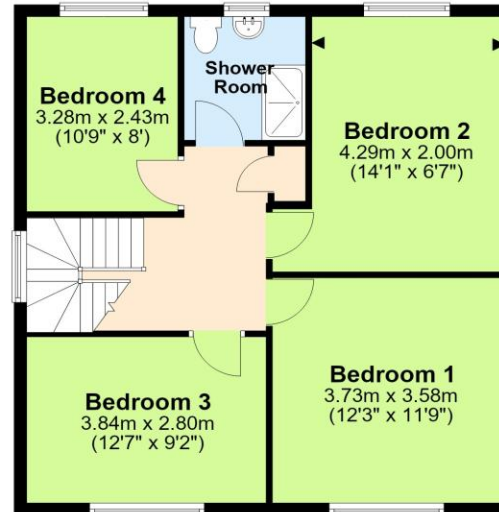




Ground Floor



First Floor



Total area: approx. 145.0 sq. metres (1560.4 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		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Useful Information

Council Tax Band: E - £3,098.74 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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