

Hyman
Estate & Letting



Hill
Agent



21 Rosemary Drive, Shoreham-by-Sea, West Sussex, BN43 6HT

21 Rosemary Drive, Shoreham-by-Sea, West Sussex, BN43 6HT

Offers in Excess of £350,000



Extended family home located with Shoreham academy catchment and sold with NO CHAIN



Situated on the highly sought-after Herb Estate in Shoreham-by-Sea, this attractive semi-detached family home offers spacious and versatile accommodation throughout. Previously configured as a three-bedroom property, the home has been thoughtfully adapted to provide two generous double bedrooms, while still offering excellent potential to reinstate a third bedroom if desired.

The ground floor features a bright and welcoming lounge along with an extended kitchen/dining room, creating a fantastic space for both everyday family living and entertaining, with direct access onto the rear garden.

Upstairs, the property benefits from two well-proportioned double bedrooms, a family bathroom, and a separate cloakroom. Externally, there is a good-sized rear garden, private driveway, and garage providing ample off-road parking and storage.

Offered for sale with no onward chain, this is an excellent opportunity to acquire a well-located family home with further potential in a popular residential area.

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.

The property is in catchment 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.

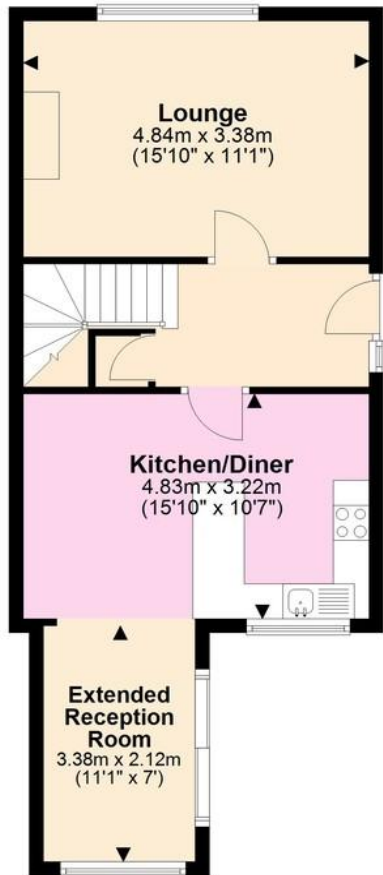
-
- Semi detached family home
 - Two bedrooms (formally a three bedroom)
 - Extended kitchen dining room
 - Separate lounge
 - Good sized rear garden
 - Private drive to garage
 - Shoreham academy catchment
 - No chain



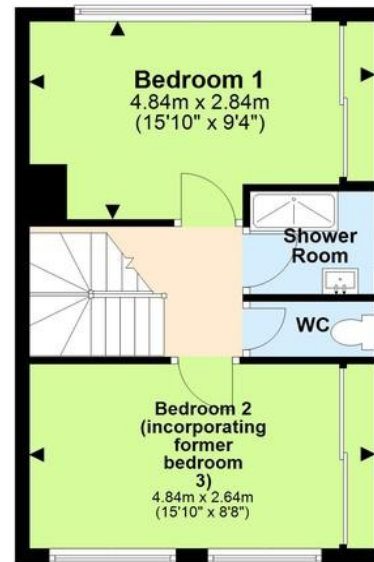




Ground Floor



First Floor



Total area: approx. 85.3 sq. metres (917.9 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D – £2,535.33 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.

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