

Hyman  
Estate & Letting



Hill  
Agent



11 The Marlinspike, Shoreham Beach, West Sussex, BN43 5RD

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£650,000

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Four-bedroom detached family home with SOUTH FACING REAR GARDEN and potential to extend



Hyman Hill is delighted to offer for sale this spacious four double bedroom detached family home, situated in the highly sought-after Shoreham Beach location.

The property boasts a bright and generous south-facing 30ft lounge/diner, perfect for both relaxing and entertaining. The ground floor offers two double bedrooms, one benefiting from an en-suite, along with a family bathroom and a well-appointed kitchen.

Upstairs, there are two further double bedrooms, providing flexible accommodation for family living or home working. There is also access to the eaves roof space offering potential for extension subject to planning permission.

Externally, the home features a paved south-facing rear garden, ideal for enjoying sunshine throughout the day, as well as a private driveway leading to a large garage.

A fantastic opportunity to acquire a versatile home in a prime coastal setting.

Sold with NO CHAIN.

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.

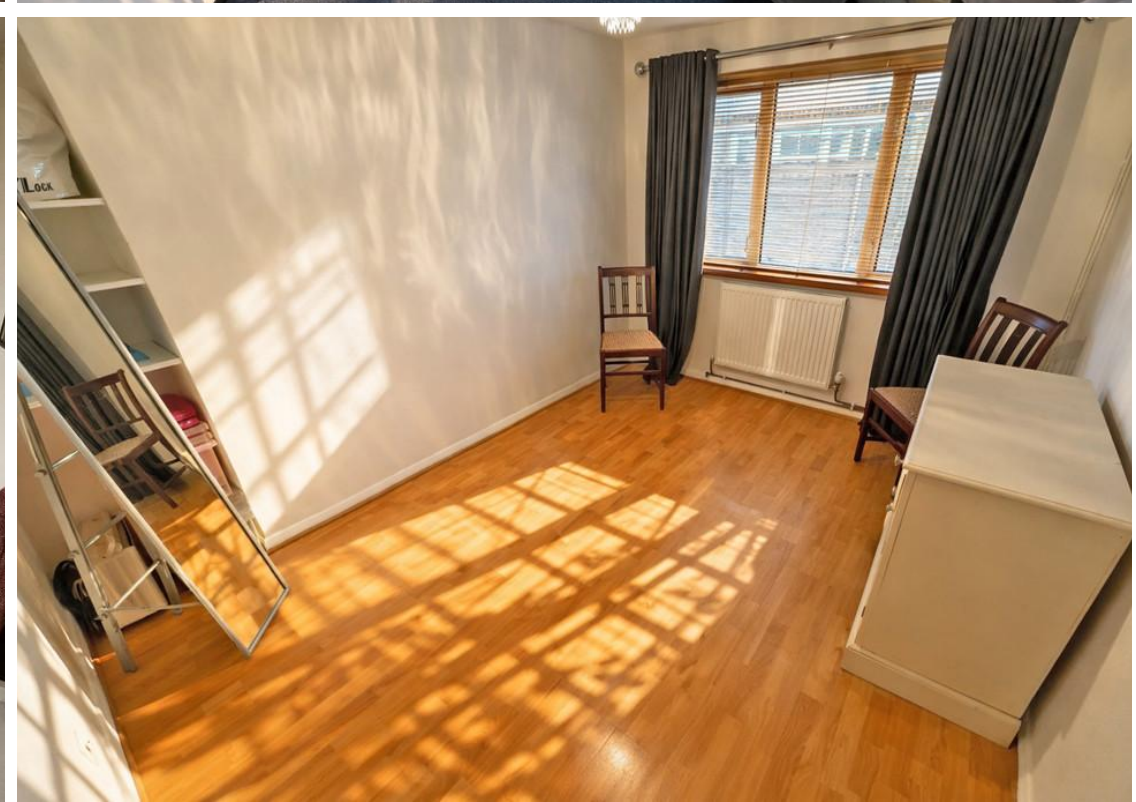
Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Detached family home
  - Four double bedrooms
    - 30ft Lounge diner
    - En suite to master
  - Ground floor bathroom
  - South facing rear garden
  - Large garage with private drive
    - No chain

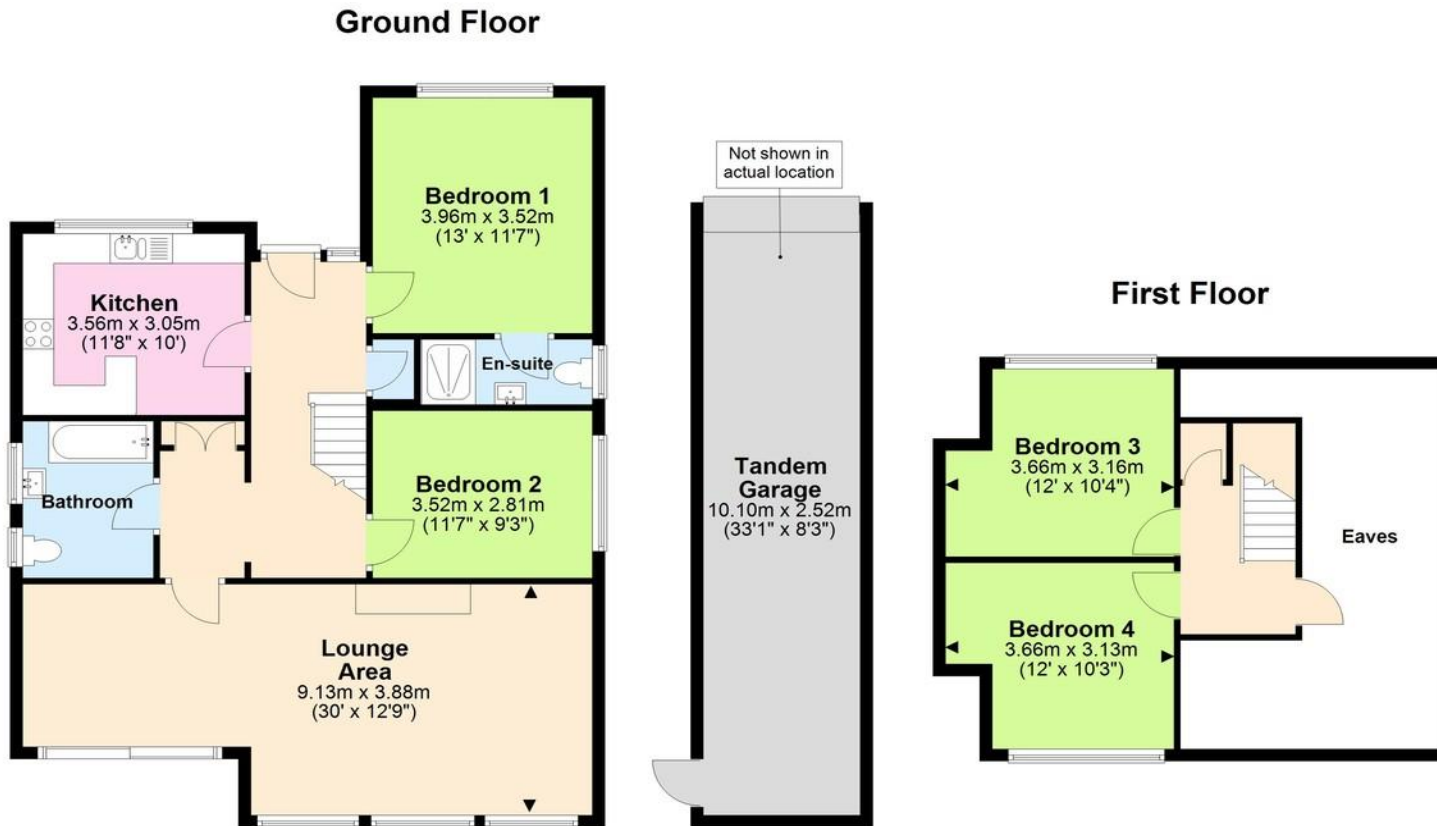












Total area: approx. 166.1 sq. metres (1787.8 sq. feet)

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		71 C
55-68	D	55 D	
39-54	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.

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](http://www.hymanhill.co.uk)