JOHN DALE
Estate Agency
POWERED BY KELLERWILLIAMS







Southdown Road, SHOREHAM-BY-SEA, BN43 5AL

IMPOSING GRADE II LISTED GEORGIAN TOWNHOUSE, DATING FROM CIRCA 1830

APPROXIMATELY 1,639 SQ FT OF VERSATILE ACCOMMODATION OVER THREE FLOORS

SYMPATHETICALLY RESTORED, WITH ORIGINAL SASH WINDOWS REINSTATED

PRIVATE COURTYARD, GARDENS AND OFF-STREET PARKING

A REMARKABLE HOME WITH A UNIQUE HISTORY AND A STORY OF COMMUNITY SPIRIT

EPC RATING: Exempt

£875,000

Local history suggests the house was built by two businessmen who owned a shipyard on the nearby River Adur. During the restoration, the owners uncovered a blocked doorway connecting the property with its neighbour. Its original purpose is unknown, but it has prompted a charming possibility: might the shipyard owners have used it as a private passage between their homes?

The building had previously been divided into two neglected flats. The current owners have returned the main house to its former character while creating a striking, light-filled modern living space to the left. Working with English Heritage, they secured the removal of two outbuildings considered to have no architectural merit and created a 30 sq m kitchen and living area. Bifold doors open onto a private courtyard, while the connection to the original house creates an inviting family hub alongside the more formal period rooms.

The house also played a part in a remarkable story of community spirit. In the early months of the pandemic, after learning that food was being stolen from donation points, owner John set out to raise awareness and funds for food banks by climbing the height of Everest on his own stairs. Over four days, he completed 88,000 vertical steps.

The BBC broadcast the final day live from outside the house, and the story went on to trend on BBC News and receive international coverage from outlets including CNN and Reuters. The challenge raised thousands in sponsorship, and major supermarkets subsequently donated to the Trussell Trust.









Dating from around 1830, this substantial Grade 2 listed townhouse offers approximately 152 Sq M of accommodation arranged over three floors. Carefully restored by the current owners, it combines late-Georgian character and generous proportions with flexible, comfortable family living.

The house has an unusual architectural arrangement: although semi-detached, its party wall is at the rear, leaving the front elevation uninterrupted and giving the property the handsome presence of a detached villa commanding an impressive frontage of approximately 17 meters wide. The house has incredible curb side appeal sitting on a land plot of approximately 41 meters wide. The façade has been thoughtfully restored, with original sash windows reinstated and overgrowth cleared to reveal the classic arched entrance and fanlight.

The ground floor offers a generous kitchen/dining room with steps up to the lounge, utility room, shower room, family room/snug and one bedroom. The first floor has two further bedrooms and a family bathroom, including an impressive principal bedroom almost 24 feet in length with a dressing room. Three additional bedrooms occupy the second floor, providing excellent flexibility for family, guests or home working.

A large second-floor roof terrace (without railings, but planning permission has been granted for a glass balustrade), approximately 13'6" x 11'9", provides an appealing outdoor space with elevated views across the surrounding area. Additionally, the property offers a garden, separate patio areas and off-street parking adding further appeal in this central Shoreham location.







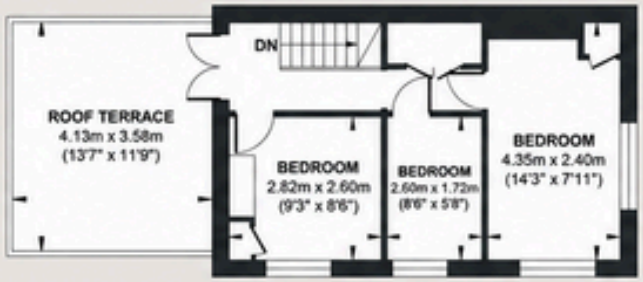




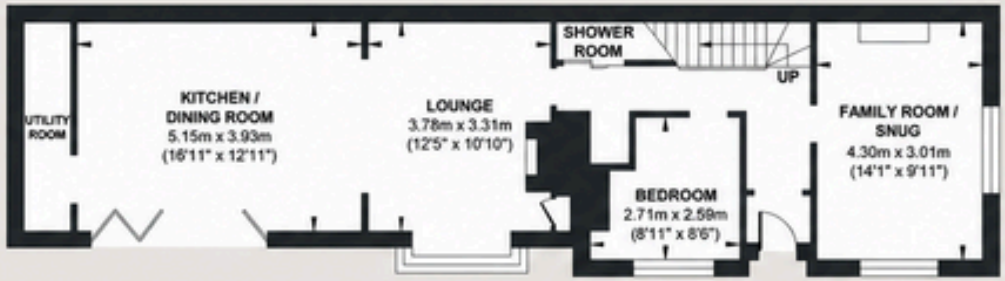
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SOUTHDOWN ROAD

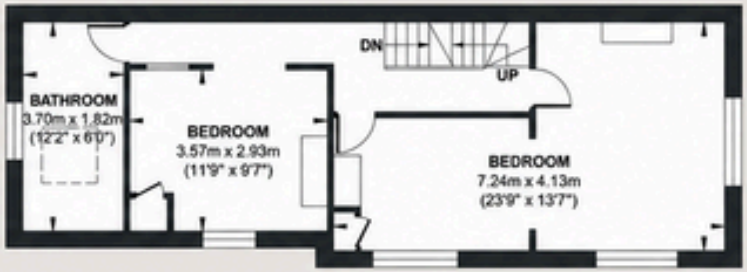
Approx. Gross Internal Floor Area = 162.30 sq m / 1639.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR
Approximate Floor Area
334.76 sq ft
(31.10 sq m)



GROUND FLOOR
Approximate Floor Area
755.62 sq ft
(70.20 sq m)



FIRST FLOOR
Approximate Floor Area
548.96 sq ft
(51.0 sq m)

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