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Estate & Letting



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Agent



9 The Moorings, Shoreham Beach, West Sussex, BN43 5JB

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Offers in Excess of £500,000



An immaculate and EXTENDED three double bedroom family home with garden room.



A beautifully presented and extended three double bedroom family home situated in the sought-after location of The Moorings, Shoreham Beach. This impressive property offers stunning open-plan accommodation, creating a bright and spacious living environment ideal for modern family life and entertaining.

The ground floor features a superb open-plan living space incorporating a lounge, contemporary kitchen and additional sitting area, all thoughtfully designed to maximise light and flow throughout the home. The kitchen is well-appointed with ample storage and workspace, seamlessly connecting to the living areas. A convenient ground floor cloakroom adds further practicality.

To the rear of the property, a delightful garden room provides an additional versatile living space, home office or relaxation room, with views over the garden.

Upstairs, the property offers three well-proportioned double bedrooms along with a modern family bathroom, providing comfortable accommodation for families or those needing extra space.

Externally, the home benefits from a private south-facing rear garden, ideal for enjoying sunshine throughout the day and perfect for outdoor dining and entertaining.

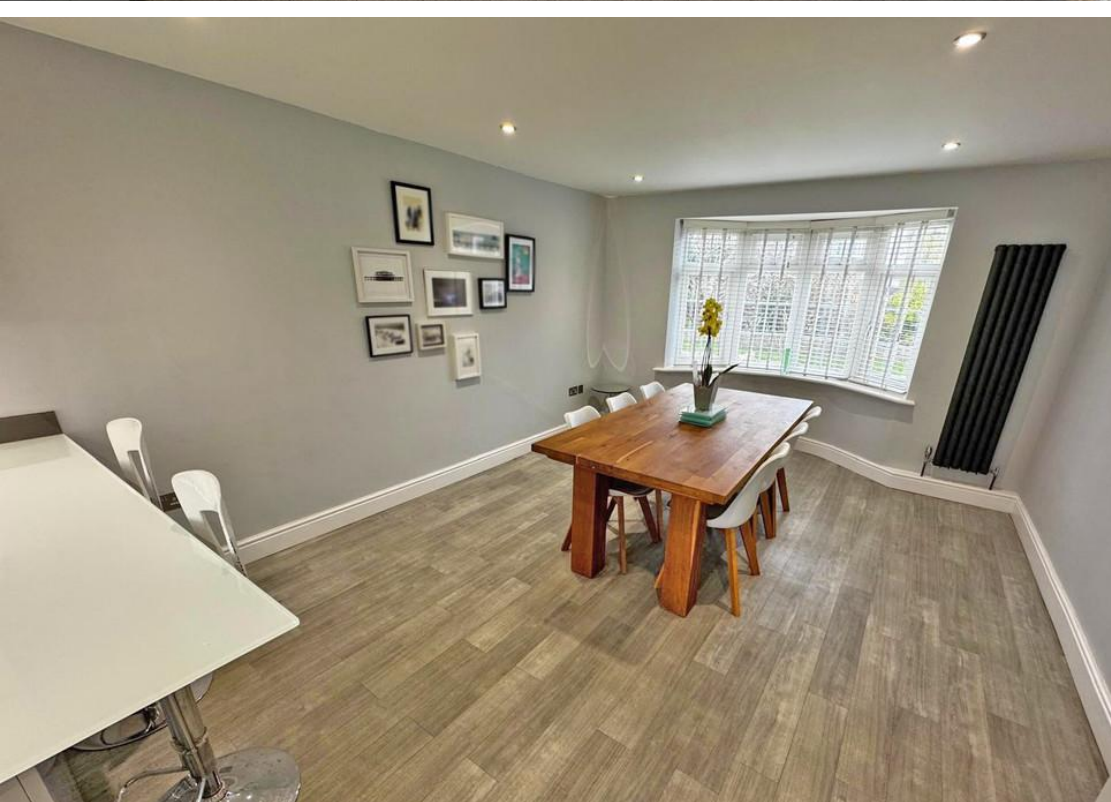
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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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- Extended family home
 - Three double bedrooms
 - Open plan lounge, kitchen and dining room
 - Ground floor cloakroom
 - Garden room
 - South facing rear garden
 - Highly popular Shoreham beach location
 - No chain













Total area: approx. 124.9 sq. metres (1344.9 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		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D - £2,420.25 per annum (2025/2026)

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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