



11 Fishermans Walk, Shoreham-by-Sea, West Sussex, BN43 5LW

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£500,000 - Freehold

Hyman Hill are delighted to offer for sale this well presented semi-detached family home, enviably positioned within a sought-after level ground cul-de-sac, just 250 yards from the beach and the picturesque Widewater Lagoon. Offered to the market with no ongoing chain, this superb home combines spacious, light-filled accommodation in a convenient location.

The well proportioned accommodation features a bright and impressive 24' dual-aspect bow-fronted lounge/dining room, creating a welcoming space for both relaxing and entertaining. The contemporary dual-aspect kitchen is fitted with a range of modern units and integrated appliances, flowing seamlessly into a triple-aspect double glazed conservatory with an attractive pitched roof that overlooks the garden. A convenient ground floor cloakroom/WC completes the ground floor accommodation - all of which is further enhanced by attractive real wood flooring throughout, adding warmth and character to the living accommodation.

To the first floor are three bedrooms together with a stylish contemporary family bathroom. Both the landing and principal bedroom enjoy delightful open views across neighbouring fields towards Shoreham Airfield and the iconic Lancing College, adding to the property's appeal.

Outside, the enclosed rear garden has been designed for ease of maintenance and benefits from direct access to the garage which is approached via a private driveway adjacent to the property affording off-road parking for several vehicles.

This superb home is perfectly suited to a wide range of buyers, whether you are looking to upsize into a spacious family home or downsize without compromising on space, comfort or location. Viewing is highly recommended.

Residents of this area enjoy the convenience of Shoreham's mainline railway station, providing direct connections to Gatwick Airport and London. Easy access to Worthing, Brighton, and neighbouring areas is facilitated by the A27 and a network of bus services (the 700 Coast Liner stops just around the corner). Shoreham town centre, with its comprehensive shopping facilities including Co-op and Holmbush Superstores, as well as a library, caters to various needs. The vicinity also offers a range of medical services, featuring doctors' and dentists' practices.

Shoreham Beach is known for its diverse sports and fitness facilities, making it an ideal location for those leading an active lifestyle. Water sports enthusiasts will find ample opportunities to indulge in their passions.

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- Three bedroom semi detached family home
 - Very well presented throughout
 - Highly popular cul-de-sac location
 - 24' dual aspect lounge/diner
 - Modern fitted kitchen & bathroom
 - Private drive to garage & ample off road parking
 - Easy reach of beach & bus stops
 - No on-going chain



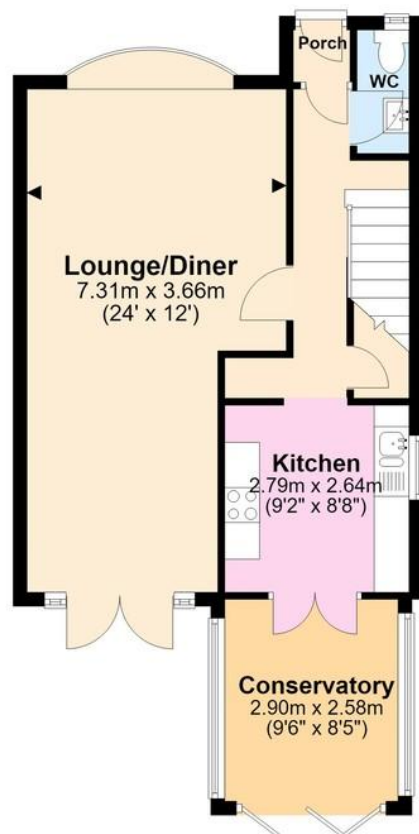




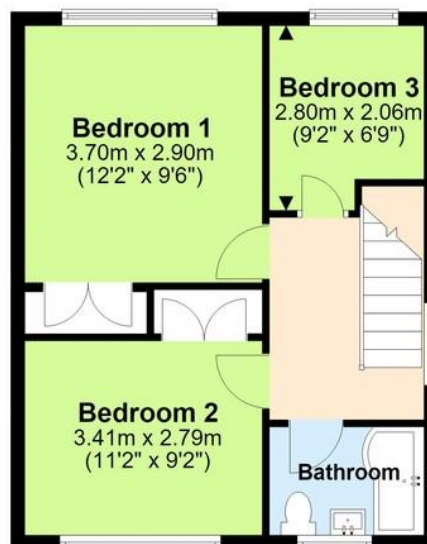




Ground Floor



First Floor



Total area: approx. 91.0 sq. metres (979.0 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		86 B
69-80	C		
55-68	D	67 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.

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