



216 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6BG

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£475,000

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Very well-presented three double bedroom family home ”

216 Upper Shoreham Road is a very well-presented THREE DOUBLE BEDROOM FAMILY HOME, ideally located within the popular Shoreham Academy catchment area.

The ground floor offers excellent family accommodation, comprising a good-sized lounge/dining room, a well-equipped kitchen and a conservatory, providing a versatile additional living space with views and access to the rear garden.

To the first floor are THREE GENEROUS DOUBLE BEDROOMS, a family bathroom and a SEPARATE CLOAKROOM, making this an ideal home for growing families.

Outside, the property benefits from a GOOD-SIZED REAR GARDEN, featuring a decking area providing the perfect space for outdoor dining and entertaining, with the remainder offering plenty of room for families to enjoy.

To the front, there is OFF-ROAD PARKING together with a GARAGE, providing excellent additional storage and parking facilities.

Located within the Shoreham Academy catchment area, this is a fantastic opportunity to purchase a spacious and well-presented family home in a popular Shoreham location.

VIEWING IS AN ABSOLUTE MUST!

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.

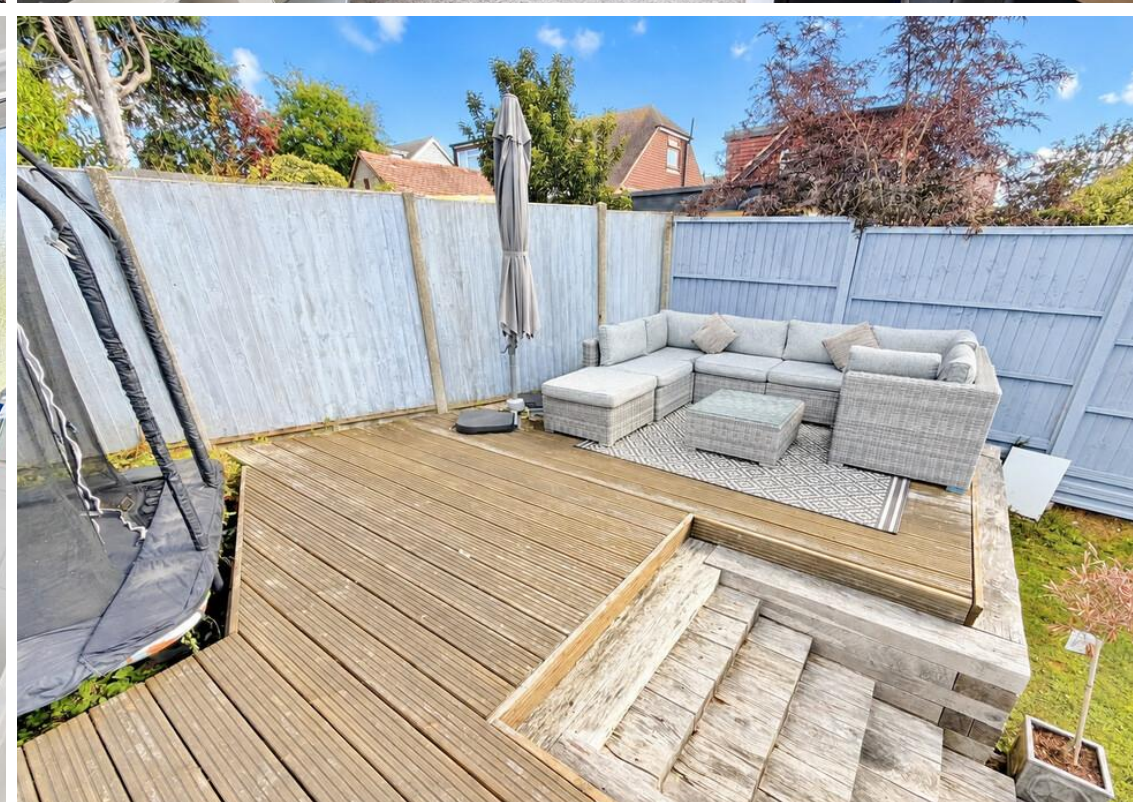
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its ‘Outstanding’ Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Semi detached family home
 - Three bedrooms
 - Through lounge diner
 - Conservatory
 - Good sized rear garden
 - Off road parking and garage
 - Shoreham academy catchment
 - Viewing is a must



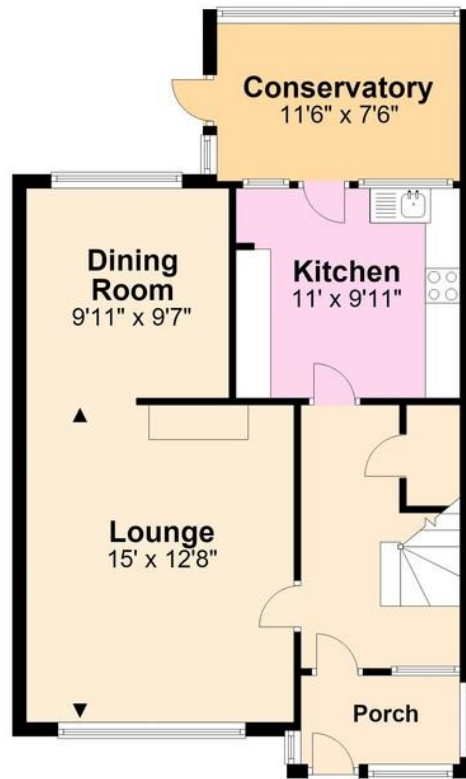








Ground Floor



First Floor



Total area: approx. 1154.6 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		79 C
55-68	D	56 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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