



Hyman Hill  
Estate & Letting Agent



11 Coventina Close, Shoreham-by-Sea, West Sussex, BN43 6DF

# 11 Coventina Close, Shoreham-by-Sea, West Sussex, BN43 6DF

## Offers in excess of £500,000

---

Exceptional Four Double Bedroom Family Home in a Prime Shoreham Location

Occupying a desirable position within the highly regarded Shoreham Academy catchment area, this beautifully presented four double bedroom, three-storey family home offers spacious, versatile accommodation perfectly suited to modern family living.

Thoughtfully arranged over three floors, the property provides an impressive balance of living and bedroom space. The ground floor features a generous lounge/dining room with patio doors opening onto the rear garden, creating a wonderful space for entertaining and everyday family life. A modern fitted kitchen and contemporary shower room complete the ground floor accommodation.

The first floor offers three excellent-sized double bedrooms, including a guest bedroom with its own en-suite shower room, alongside a stylish family bathroom. The top floor is dedicated to a superb principal bedroom suite, providing a substantial double bedroom and private en-suite shower room, creating a peaceful sanctuary away from the main living areas.

Outside, the property continues to impress with a well-proportioned rear garden,

predominantly laid to lawn and ideal for children, entertaining and outdoor enjoyment. Two allocated parking spaces provide valuable off-road parking.

Conveniently positioned close to Shoreham Academy, the Holmbush Shopping Centre, local parks and excellent transport links, this outstanding home combines generous accommodation, practical family living and a highly sought-after location.

Homes of this size and quality are rarely available, and an internal inspection is essential to fully appreciate everything this exceptional property has to offer.

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.

- 
- Four bedroom & four bathroom family home
    - Two en suite shower rooms
    - Large lounge diner
    - Modern kitchen integrated appliances
  - Ground floor shower room
  - Good sized rear garden
  - Two allocated parking spaces
  - Shoreham Academy catchment



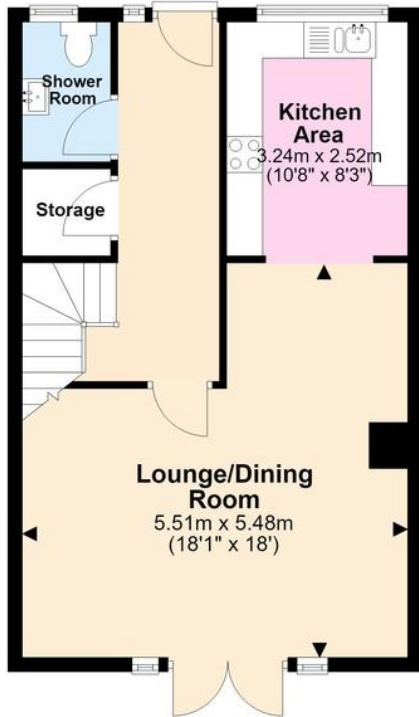




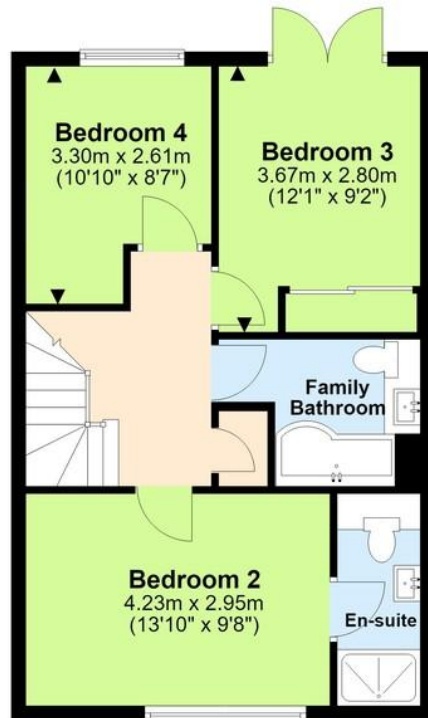




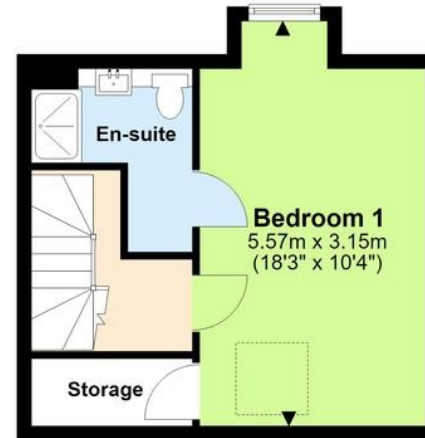
## Ground Floor



## First Floor



## Second Floor



## Useful Information

Council Tax: E  
Tenure: Freehold  
Local Authority: E

Total area: approx. 123.8 sq. metres (1332.9 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.



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 597730  
lettings@hymanhill.co.uk

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