



3 Hawkins Road  
Shoreham-By-Sea, BN43 6TJ





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Guide price £550,000

\*\*Guide Price £550,000 - £575,000\*\*

This beautifully presented detached family home with a generously sized south-facing garden offers an excellent balance of modern living and timeless charm, occupying a highly desirable location close to well-regarded schools, local amenities and scenic countryside walks.

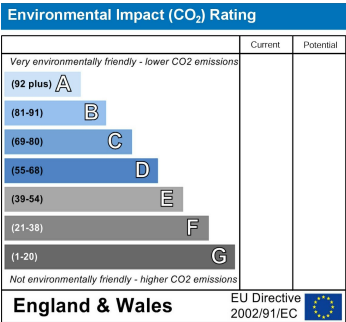
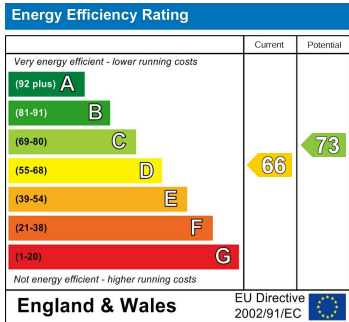
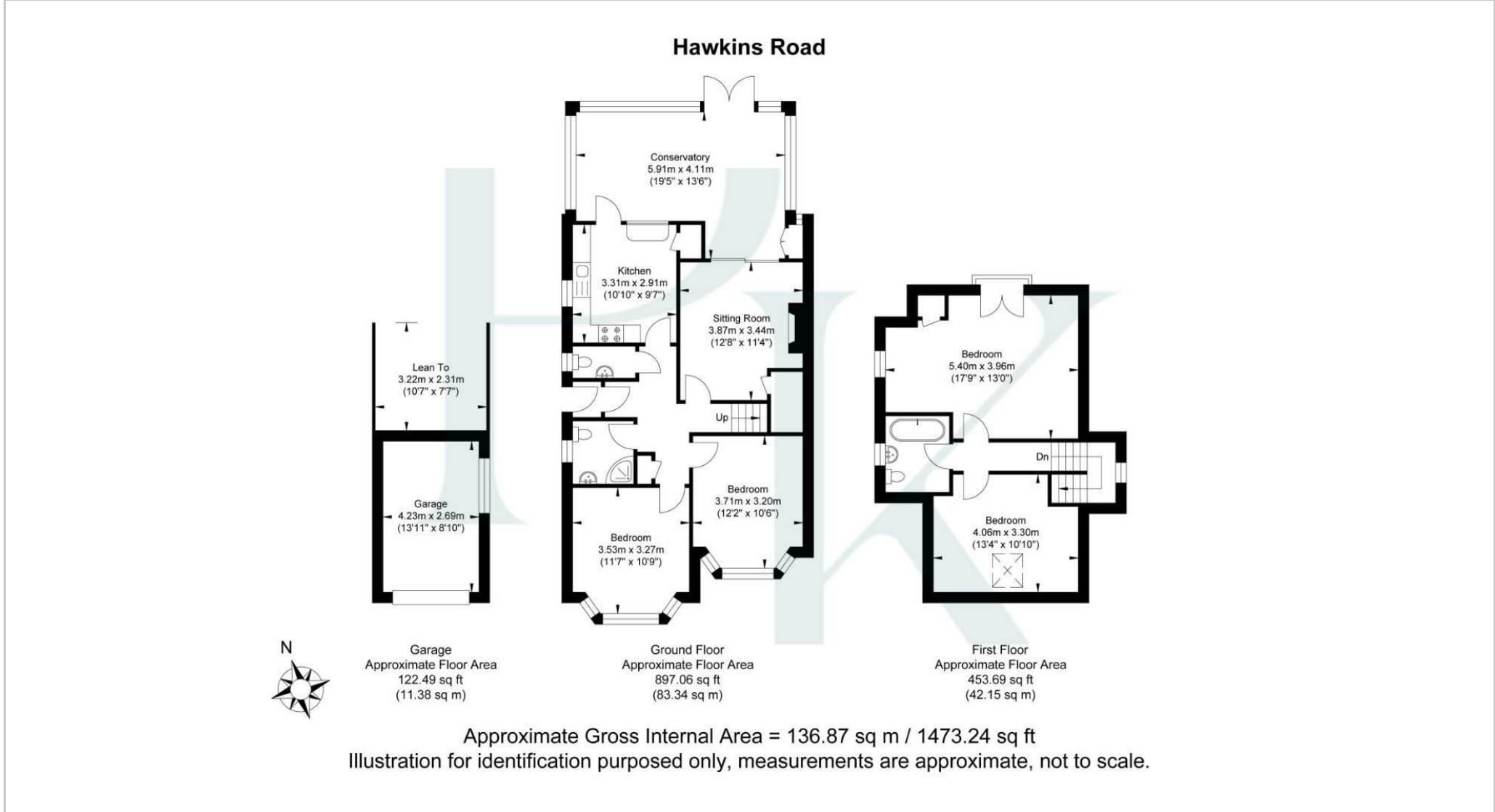
The property is approached via a spacious driveway providing ample off-road parking, alongside a detached garage offering additional storage or potential home office/gym. Internally, the accommodation is both bright & welcoming, with a cosy living room centred around an attractive wood-burning stove, creating a warm and inviting atmosphere ideal for both relaxing evenings & family gatherings.

At the heart of the home is a contemporary kitchen, thoughtfully designed with sleek cabinetry, integrated appliances and a stylish breakfast bar, perfect for informal dining and entertaining. The kitchen flows seamlessly into a substantial south-facing conservatory, flooded with natural light & offering a versatile additional reception space overlooking the garden.

The flexibility of the accommodation is a particular feature of the property, with two well-proportioned double bedrooms situated on the ground floor, together with a modern shower room and separate cloakroom. To the first floor, the generous principal bedroom enjoys a charming Juliet balcony, creating a peaceful retreat with elevated views and plenty of morning sunshine. An additional first floor bedroom offers excellent versatility & could equally serve as a guest bedroom, home office or playroom, complemented by a contemporary family bathroom.

The location is equally impressive. Families will appreciate having Holmbush and Herons Dale Primary Schools within walking distance, while Shoreham Academy is just a 10-minute walk away. Everyday essentials and leisure facilities are also close by, with Holmbush Shopping Centre and Wadurs Swimming Pool only a 5-minute stroll. Southwick Square, Shoreham town centre, and excellent transport links—including the nearby railway station—are all easily accessible.

Combining spacious and adaptable accommodation with stylish presentation and a sought-after setting, this is a superb home ideally suited to modern family life. An internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



Pearson  
Keehan