STONE

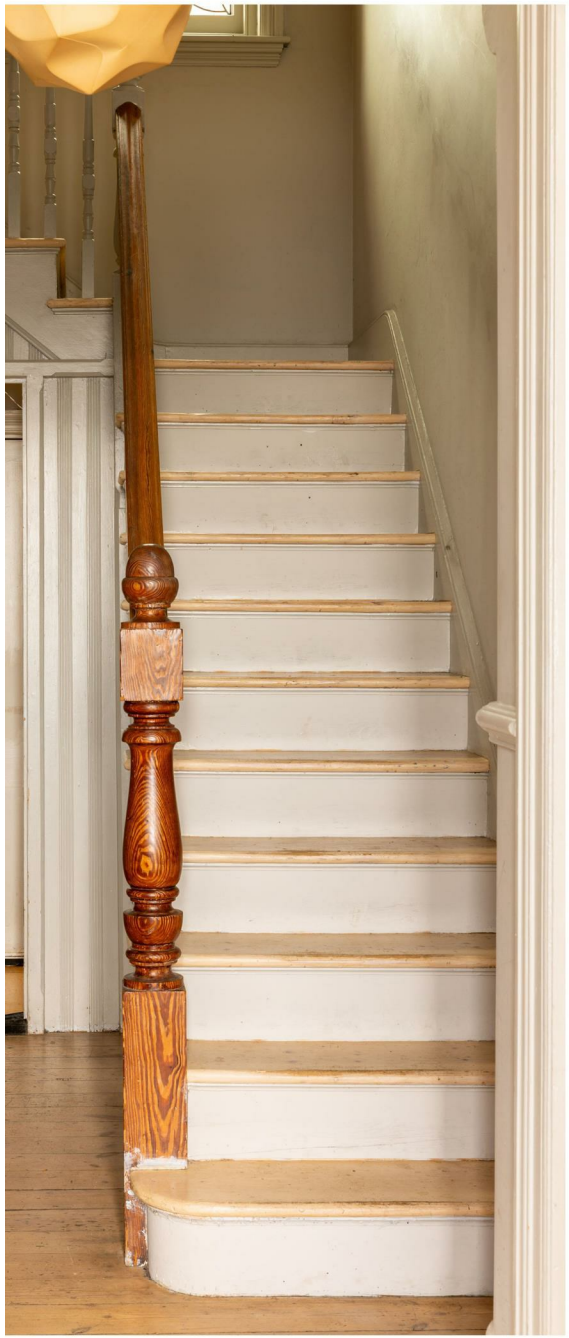


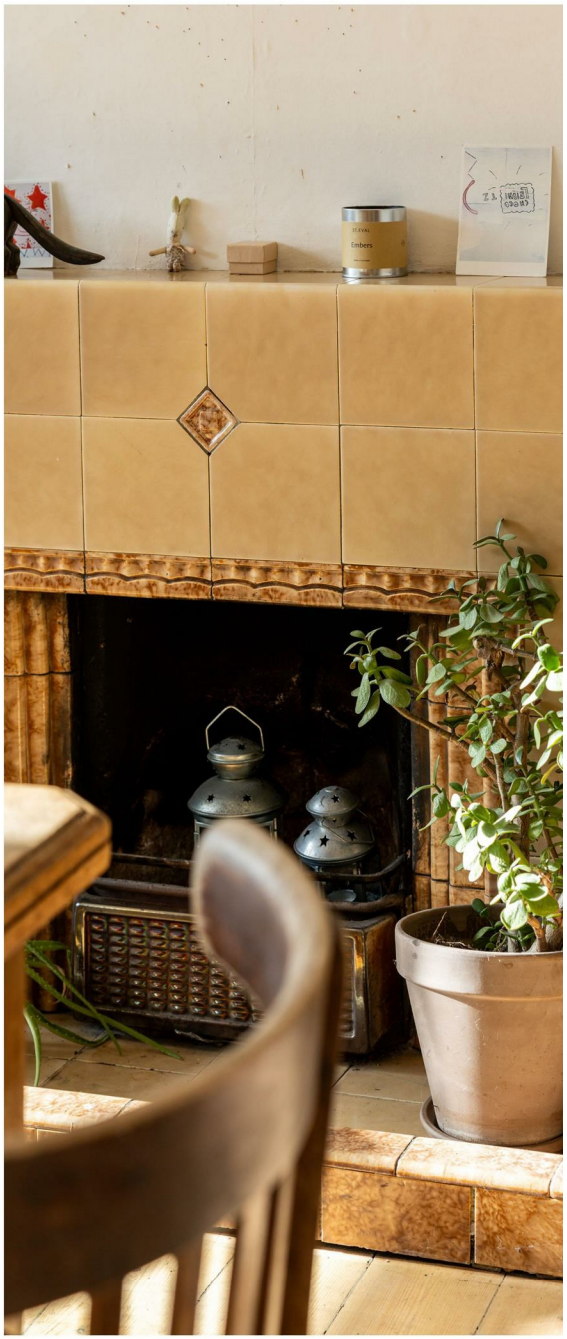
Gordon Road BN43

£950,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family





Standing proudly as the only double-fronted detached house on Gordon Road, this imposing Edwardian home has been part of Shoreham's story for more than 120 years.

Believed to have been built around 1903 as The Manse, the residence of the neighbouring church's minister, it is a house with a fascinating history and a wonderful sense of individuality. From its distinctive period architecture to its generous proportions and established garden, there is something rather special about a home that has retained so much of its original character whilst evolving with the people who have lived within its walls.

For more than three decades, Gordon Road has been just that. A much-loved family home, carefully maintained, thoughtfully improved and filled with the everyday moments that turn a house into a truly special home.

Step inside and the Edwardian charm is immediately apparent. High ceilings, traditional sash windows, stained-glass windows, original flooring and beautiful period detailing offer a glimpse into the home's past, whilst the wonderfully proportioned rooms create a feeling of space that is increasingly difficult to find.

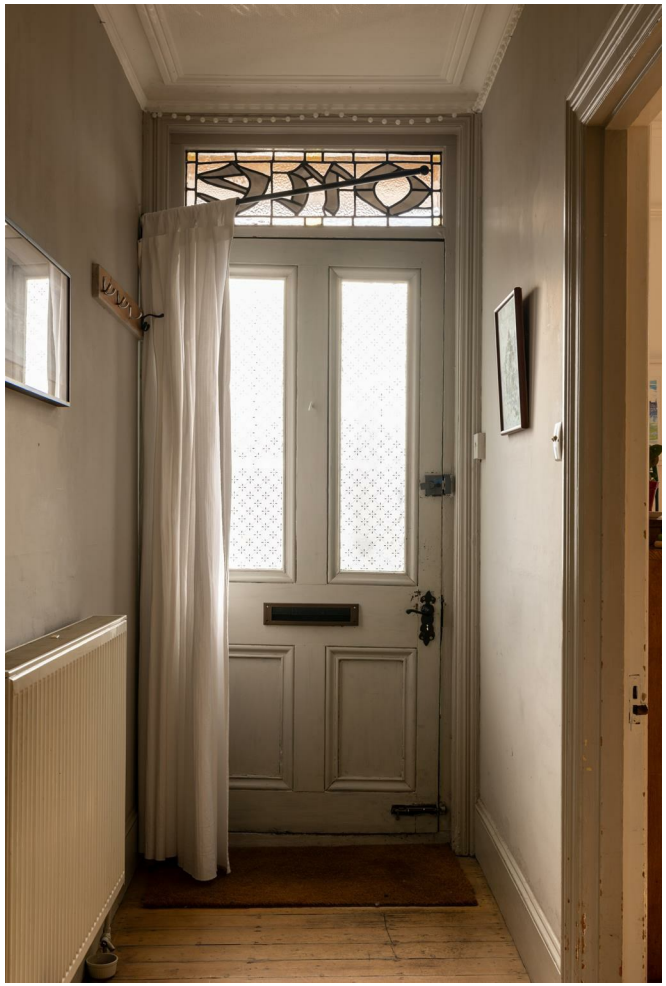
Arranged over three floors, the accommodation has a natural sense of flow, with generous reception rooms providing space to come together, entertain or simply enjoy the quieter moments of family life. There is a lovely balance between the home's original character and the flexibility needed for modern living, with rooms that can adapt as life changes.


ADNAMS

And then there is the garden. A wonderful extension of the home, the substantial rear garden is somewhere to enjoy throughout the seasons. From long summer afternoons spent with family and friends to slower mornings with a coffee, it offers the sort of outdoor space that is becoming increasingly rare in such a central position. Established greenery brings a lovely sense of privacy and character, with plenty of room for entertaining, gardening or simply enjoying the outdoors.

For those with an eye on the future, the generous plot may also offer the opportunity to extend the property further, subject to obtaining the necessary planning permissions and consents. Whether the vision is for a larger kitchen and dining space, additional accommodation or simply making the most of the home's existing proportions, there is potential to explore how this already substantial home could evolve to suit the next chapter of family life.

The kitchen has been altered over the years, creating a more practical and sociable part of the home, whilst other thoughtful improvements, including an enlarged bathroom, have helped bring the property into the present without losing the charm of its past. Upstairs, the bedrooms offer comfortable and versatile accommodation, with a further room nestled within the roof providing a wonderful opportunity for a home office, guest bedroom or a peaceful retreat away from the bustle downstairs.











Its distinctive double-fronted façade sets No.1 Gordon Road apart from its neighbours, whilst access along both sides of the property, a private driveway and garage add a level of practicality that is rarely found in such a central position.

Life in Shoreham-by-Sea has a rhythm all of its own. Mornings might begin with a walk along the River Adur, followed by coffee from one of the town's independent cafés. Weekends could mean browsing the local shops, heading down to the beach or escaping into the South Downs, all without having to venture very far from home.

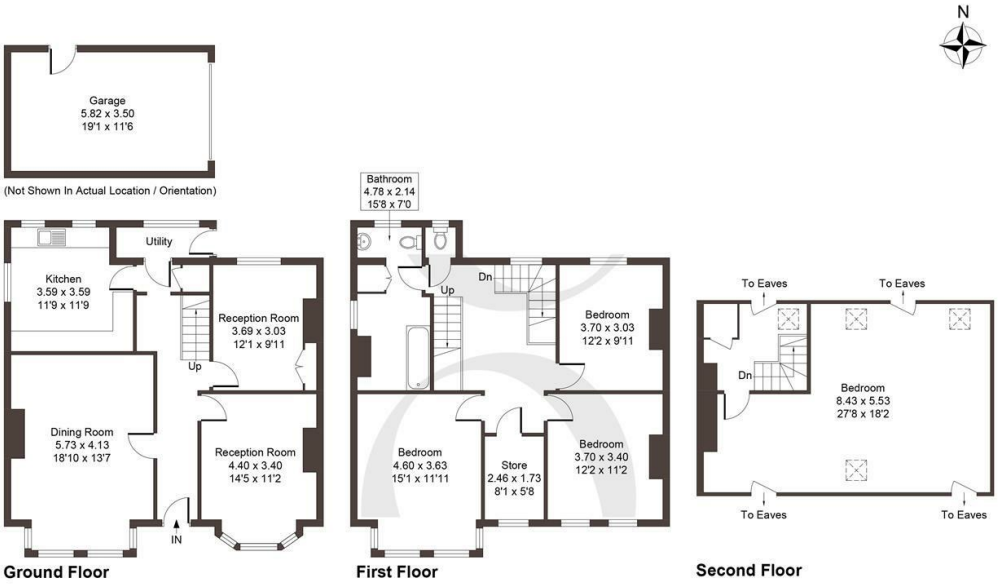
Despite its wonderfully central setting, Gordon Road has a quieter, residential feel, with the town centre and its collection of independent restaurants, cafés and shops just a short stroll away. Shoreham railway station sits almost opposite, making journeys towards Brighton, Worthing and London particularly convenient.

It is this combination that makes the setting so appealing. A substantial detached home with a generous garden, full of original Edwardian character and a rich history, yet with the convenience of town life quite literally on the doorstep.









Approximate Gross Internal Area = 2134 sq ft / 198.26 sq m
Garage = 221 sq ft / 20.53 sq m
Total = 2355 sq ft / 218.79 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
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STONE

The *Details*

- *The only double-fronted detached house on Gordon Road*
- *Substantial Edwardian family home dating back to circa 1903*
- *Originally built as The Manse, the neighbouring church's minister's residence*
- *Five bedrooms with spacious and versatile accommodation*
- *Beautifully retained period features, high ceilings and character throughout*
- *Established rear garden, private driveway and garage*
- *Potential to extend, subject to the necessary planning permissions*
- *Prime central Shoreham location, moments from the railway station, independent shops, cafés and restaurants*
- *After more than three decades in the same ownership, 1 Gordon Road is ready to begin a new chapter*
- *A home that has stood proudly for over a century, full of character, warmth and memories, with so many more stories still to be written*

Energy Performance Certificate (EPC)

Band D

Council Tax Band

E

STONE

Let's *Talk*

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