

Hyman
Estate & Letting



Hill
Agent



35 Franklin Road, Shoreham-by-Sea, West Sussex, BN43 6YE

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£550,000



Stunning FOUR BEDROOM family home located near Shoreham Academy



An impressive and beautifully presented FOUR BEDROOM semi-detached family home, ideally situated within Shoreham Academy catchment and offering spacious, versatile accommodation arranged over three floors. Presented in excellent condition throughout, this is a fantastic turnkey property that would suit a growing family looking for a home they can simply move into and enjoy.

The heart of the home is the stunning kitchen/dining room, which provides a superb space for both everyday family life and entertaining. The kitchen opens through large bi-folding doors onto the SOUTH-FACING rear garden, allowing plenty of natural light into the room and creating a wonderful connection between the inside and outside spaces. There is also a separate lounge and a useful shower room on the ground floor.

The first floor provides THREE BEDROOMS and a modern family bathroom, while the second floor has been converted to create an excellent FOURTH BEDROOM.

The SOUTH-FACING rear garden is a real highlight of the property and has been thoughtfully landscaped. A composite decking area provides the perfect

space for outdoor dining and entertaining, leading onto a paved garden with attractive flower borders. To the rear is a useful workshop, which opens into the garage and has been cleverly divided to provide a GYM AREA and separate bike storage, offering excellent additional storage and lifestyle space.

To the front of the property there is off-road parking for two cars.

The location is particularly appealing to families, being within Shoreham Academy catchment, with the school having an Outstanding Ofsted rating. Holmbush Shopping Centre is also close by, providing a fantastic range of amenities including Tesco, M&S and Next, while Shoreham town centre and the coast are also within easy reach.

With its exceptional presentation, four bedrooms, fantastic kitchen/dining space, south-facing garden, parking and excellent family location, this is a home that truly needs to be seen to be appreciated.

Viewing is an absolute must.

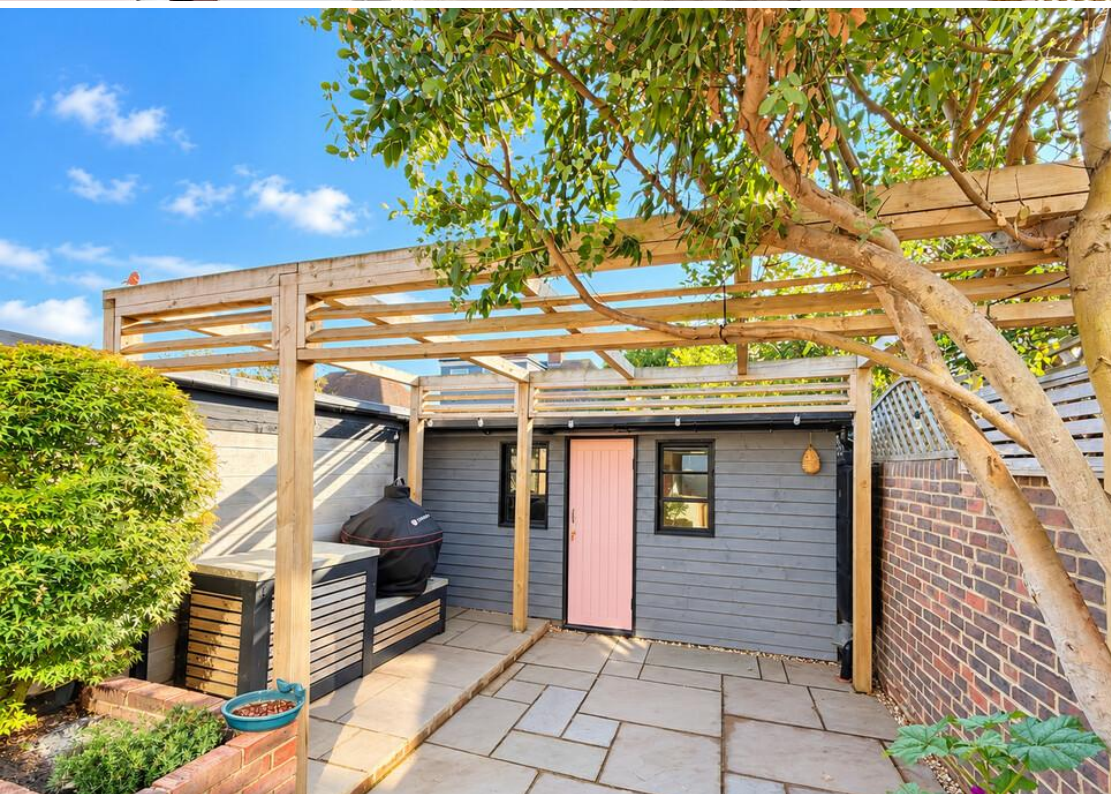
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- Stunning family home
 - Four bedrooms
 - Beautiful kitchen diner
 - Seperate lounge
 - Ground floor shower room plus first floor bathroom
 - South facing rear garden
 - Off road parking to the front
 - Converted garage





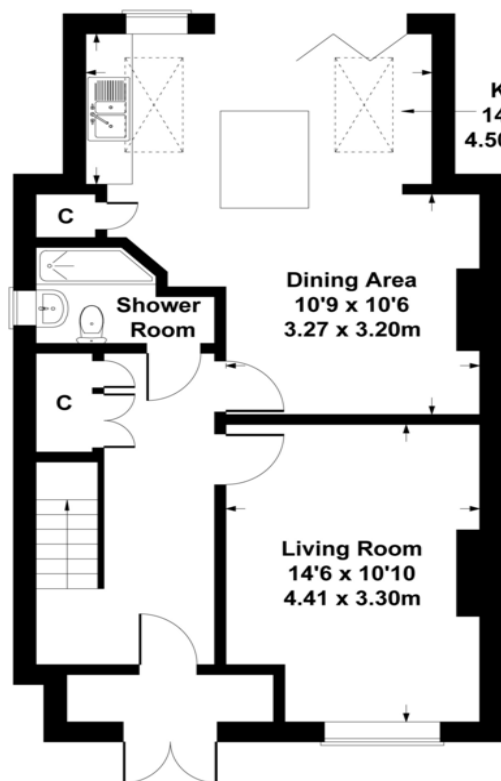




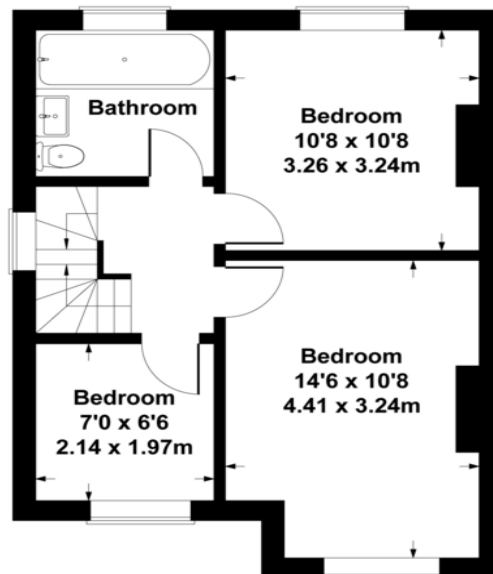


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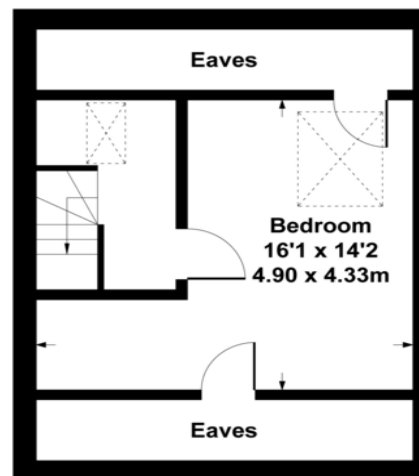
Approximate Gross Internal Area
1281 sq ft - 119 sq m
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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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