



hamlyn  
smith.

Newtimber Gardens, Shoreham-By-Sea, BN43 5GQ

£400,000



# hamlyn smith.



3 Bedrooms



2 Receptions



1 Bathroom

This modern end-of-terrace home, set in the sought-after Shoreham area, offers a stylish and practical space designed for contemporary family living.

- Three bedroom family home
- End of terrace
- Quite residential area
- Ground floor office/playroom
- On street parking and garage
- Within walking distance of the South Downs
- Council tax band - C
- Energy rating - C









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The open-plan layout features an extended kitchen—ideal for both everyday meals and hosting guests—flowing seamlessly into the main living areas. A welcoming entrance porch keeps shoes and coats neatly tucked away, while a versatile additional room serves perfectly as a playroom or home office. Upstairs, three well-proportioned bedrooms provide comfortable retreats, complemented by a sleek modern bathroom for a touch of everyday luxury.

Outside, the rear garden is arranged with a lawn and a patio area for seating and barbecues, creating a lovely setting for summer gatherings. The neat front garden, with its pathway to the front door, adds to the property's kerb appeal. Opposite the house, a garage in a nearby compound offers secure parking and extra storage. The home sits within a quiet cul-de-sac, with a green space opposite that's perfect for children to play or for relaxed family time outdoors.

Newtimber Gardens enjoys an enviable location that blends convenience with natural beauty. Shoreham town centre and train station are just a 10-minute walk away, offering excellent transport connections. Families benefit from being in a desirable school catchment area, while nature enthusiasts will love the close proximity to the South Downs for scenic walks. The beach and River Adur are also within easy reach, making this home a fantastic choice for those who want both coastal charm and countryside access.



**Ground Floor**  
 Floor area 48.5 sq.m. (522 sq.ft.)

**First Floor**  
 Floor area 33.6 sq.m. (361 sq.ft.)

**Total floor area: 82.1 sq.m. (883 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

