

Hyman  
Estate & Letting



Hill  
Agent



8 Lagoon Way, Shoreham-by-Sea, West Sussex, BN43 5QN

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£575,000

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Situated within Shoreham's highly sought-after riverside development, 'The Waterfront', this beautifully presented three-bedroom townhouse offers contemporary living across three spacious floors, just moments from the river path and within easy reach of the South Downs.

Built in 2020 and offered for sale with no onward chain, the property combines modern design, generous accommodation and an enviable waterside lifestyle.

The ground floor features a substantial double-length garage, ideal for parking, storage or workshop space, together with a convenient cloakroom/WC, utility area and additional storage cupboards.

The heart of the home is found on the first floor, where a superb open-plan living space incorporates a stylish lounge, dining area and contemporary kitchen fitted with integrated appliances. An extended worktop and breakfast bar create the perfect space for entertaining and everyday family life. From the living area, doors open directly onto a fantastic private decked terrace, providing an excellent outdoor entertaining space. A versatile third bedroom is also located on this floor, ideal as a guest room, home office or additional reception room.

On the second floor, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while a further generous double bedroom is served by a contemporary family bathroom. A bright landing features a large Velux window, airing cupboard housing the combination boiler and access to useful loft storage.

Externally, the property enjoys private off-road parking directly in front of

the garage, together with additional visitor parking within the development.

Located approximately 100 metres from the riverside path, offering scenic walks and cycle routes towards the South Downs National Park, this exceptional home presents a rare opportunity to acquire a modern riverside property in one of Shoreham's most desirable residential locations.

Viewing is highly recommended to fully appreciate the quality, space and lifestyle on 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.

Shoreham benefits from a range 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

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- End of terraced family home
  - Three double bedrooms
    - En suite to bedroom
  - Good sized lounge, diner kitchen room
  - Large garage
  - Well-proportioned rear garden
  - Highly popular location
  - Viewing is a must



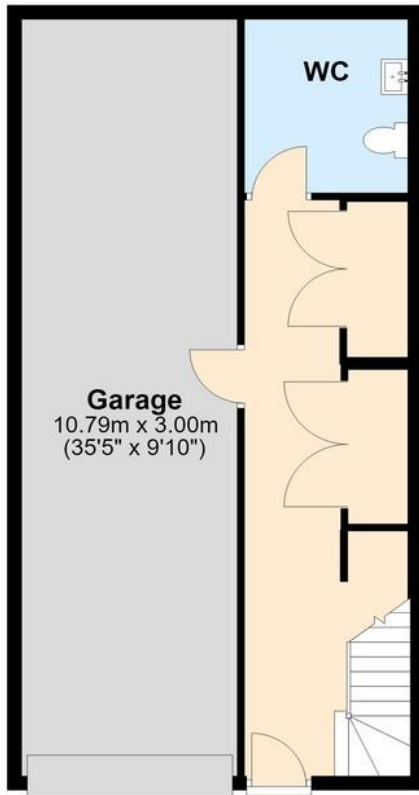








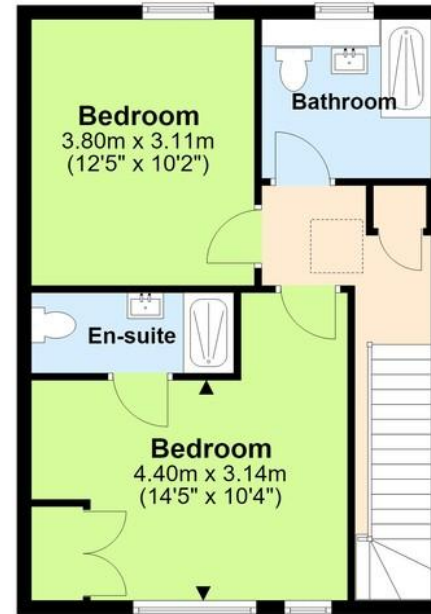
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 148.1 sq. metres (1593.6 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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	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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