



5 Japonica Close, Shoreham-by-Sea, West Sussex, BN43 6JL



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Offers in Excess of £375,000

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“ Three bedroom family home located in a highly popular location with NO CHAIN ”

Nestled in a quiet and well-regarded residential cul-de-sac, this attractive three-bedroom home in **Japonica Close** offers the perfect blend of convenience, comfort, and community living. Situated in one of Shoreham-by-Sea's most sought-after locations, the property sits just a short distance from the **Holmbush Centre**, providing effortless access to major retailers, supermarkets, cafés, and everyday essentials.

The home itself is well-proportioned, featuring a bright and welcoming living space ideal for families or those seeking a peaceful, well-connected location. A generous lounge/dining area opens onto a private rear garden, offering the perfect spot for outdoor dining or relaxation. Upstairs, three good-sized bedrooms and a refitted bathroom suite.

Japonica Close is known for its quiet, friendly atmosphere, access to local schools, parks, and transport links—including routes to Brighton, Worthing, and the A27.

Overall, this property represents an opportunity to secure a comfortable three-bedroom home in a **highly desirable, amenity-rich area** of Shoreham-by-Sea—ideal for families, first-time buyers, or anyone seeking a well-connected coastal lifestyle.

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.

The property is in catchment 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 walking opportunities.

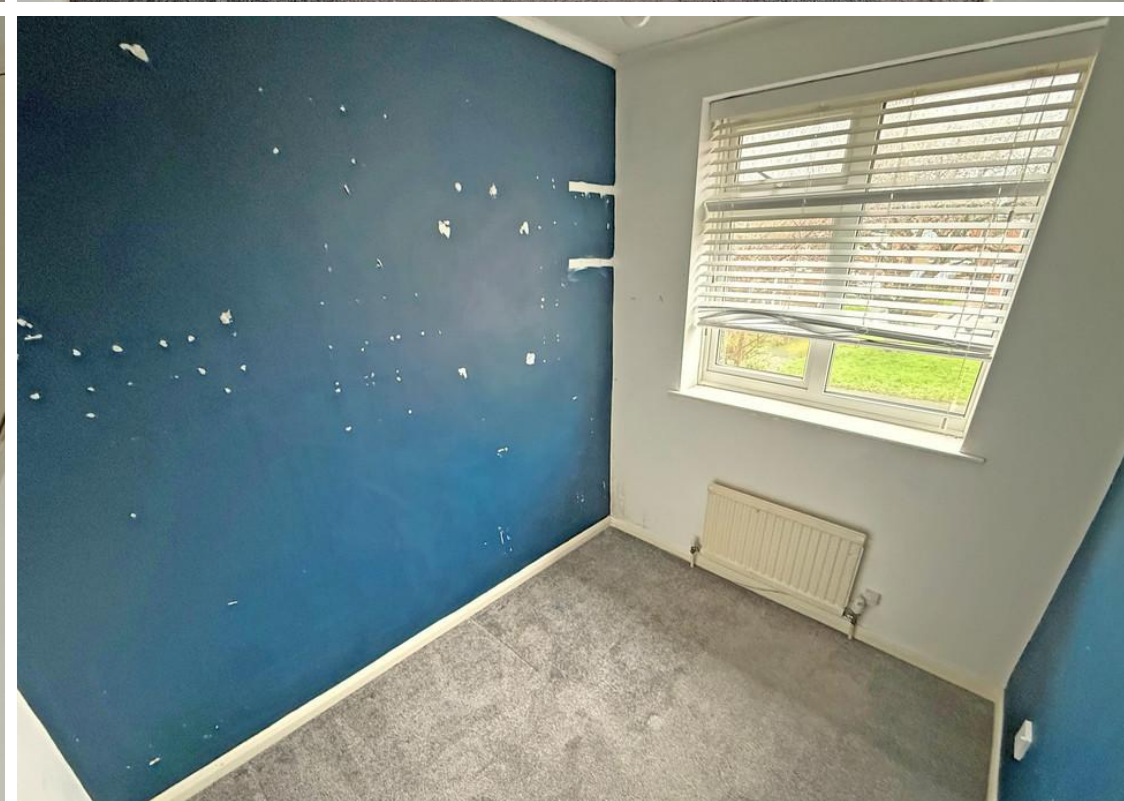
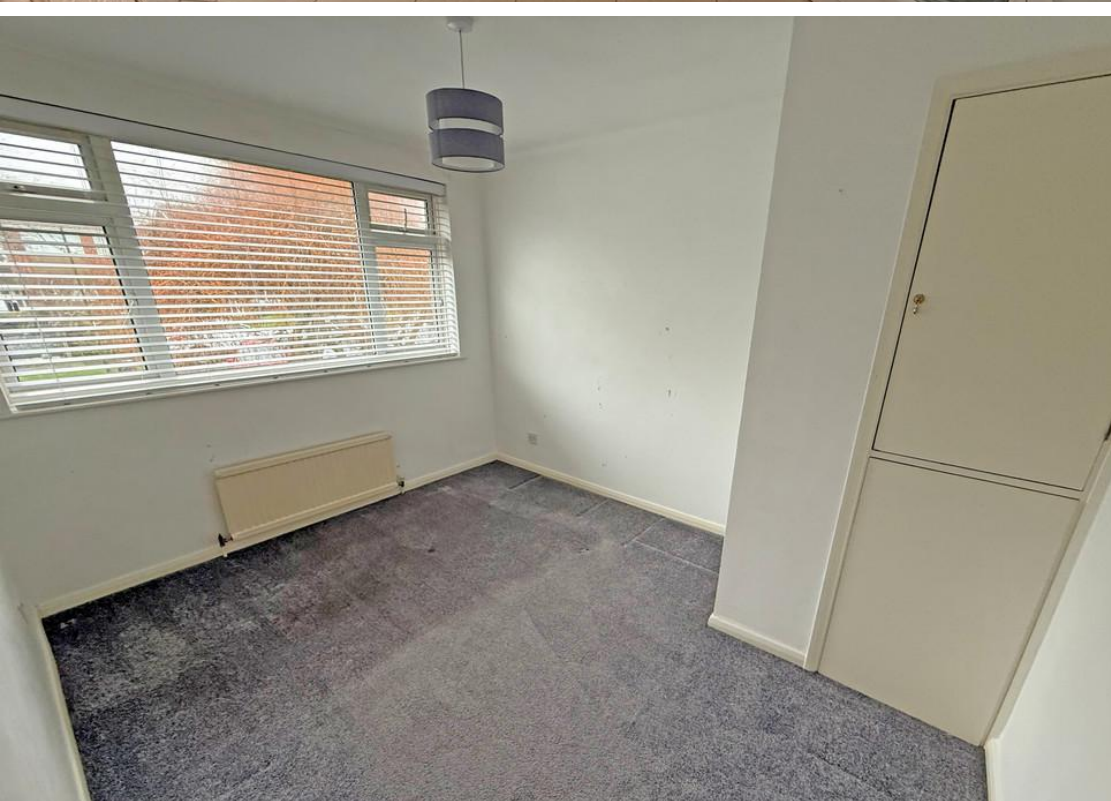
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- Semi detached family home
    - Three bedrooms
    - Through lounge diner
    - Good sized rear garden
  - Garage in nearby compound
    - Highly popular location
  - Shoreham academy catchment
    - No chain













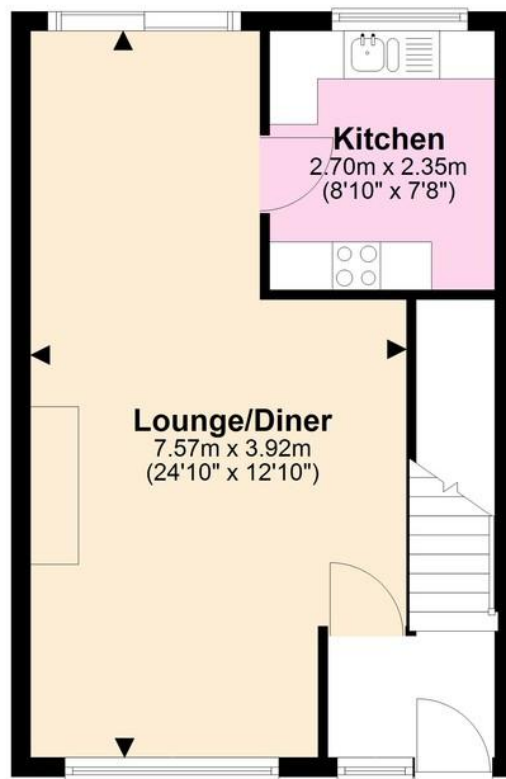








## Ground Floor



## First Floor



Total area: approx. 73.3 sq. metres (789.3 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             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax Band:** C - £2,151.33 per annum (2025/2026)

**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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