

Hyman Hill Estate & Letting Agent

31 Beach Green, Shoreham Beach, West Sussex, BN43 5YE

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Offers in Excess of £750,000

Situated just moments from the beach, **31 Beach Green is a beautifully presented three-bedroom detached family home**, occupying a sought-after position in one of Shoreham Beach's most desirable residential areas. Perfectly placed for enjoying coastal life, the property is also within easy reach of Shoreham town centre via the nearby footbridge, with its excellent selection of shops, cafés, restaurants and local amenities.

Arranged over two floors, this attractive home combines generous proportions with a flexible layout, making it equally well suited to families, those seeking additional space or buyers looking to downsize without compromising on comfort.

The ground floor centres around a **bright and spacious south-facing lounge/dining room**, with ample room for comfortable seating and a dining area, creating a welcoming setting for both quiet evenings and entertaining guests. From here, the accommodation flows naturally into a conservatory overlooking the rear garden. This delightful additional reception space connects the interior with its outdoor surroundings.

The large kitchen/breakfast room is a practical, sociable setting for cooking, informal dining and spending time together. Also on this level is a versatile double bedroom, which could serve as guest accommodation, a room for a family member or an alternative reception area, depending on individual needs. A family bathroom and separate cloakroom complete the ground-floor arrangement.

Upstairs, the first floor comprises two further double bedrooms, with the principal bedroom featuring **en-suite facilities and brand-new fitted furniture**, offering convenience, privacy and practical storage.

A particular highlight of the property is its **substantial south-facing rear garden**. Predominantly laid to lawn, this wonderful outdoor space is ideal for families, gardening enthusiasts or anyone who appreciates spending time in the fresh air. A secluded patio creates an inviting setting for al fresco dining, summer gatherings or simply relaxing in the sunshine. Thanks to its favourable orientation, the garden enjoys excellent natural light throughout the day.

To the front, an extensive driveway accommodates several vehicles, complemented by a **detached garage with an electric roller door**. Behind the garage is a useful additional office/utility room, complete with heating and a water supply. This adaptable space is particularly appealing for home working, hobbies or extra storage.

With the beach just a short stroll away, residents can enjoy seaside walks and the relaxed atmosphere of this established coastal community.

Offered for sale with no onward chain, 31 Beach Green represents an excellent opportunity to acquire a spacious, well-appointed detached home, combining flexible accommodation, a delightful south-facing garden and an enviable position close to the sea.

- Detached family home
- Three double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Bathroom plus en suite
- South facing rear garden
- Garage plus off road parking
- No chain





















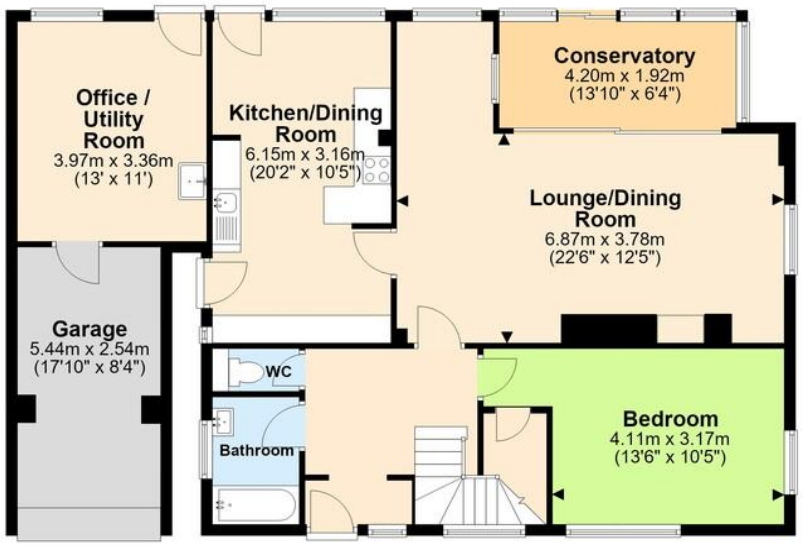








Ground Floor

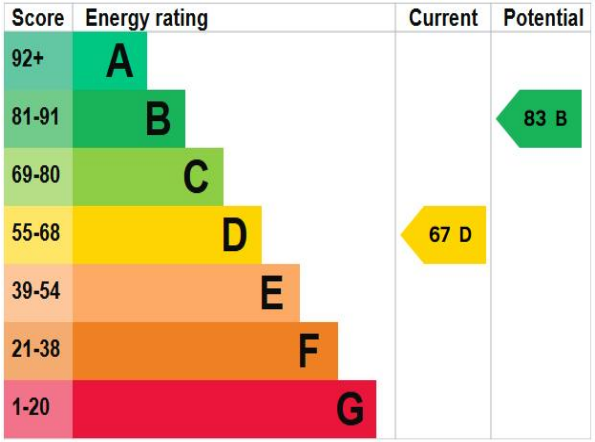


First Floor



Total area: approx. 159.6 sq. metres (1718.2 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.



Useful Information

Council Tax Band: E - £3,098.74 per annum (2026/2027)

Tenure: Freehold

Local Authority: Adur District Council

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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