



3 Hawkins Road
Shoreham-By-Sea, BN43 6TJ



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Guide price £550,000

Guide Price £550,000 - £575,000

This beautifully presented detached family home with a generously sized south-facing garden offers an excellent balance of modern living and timeless charm, occupying a highly desirable location close to well-regarded schools, local amenities and scenic countryside walks.

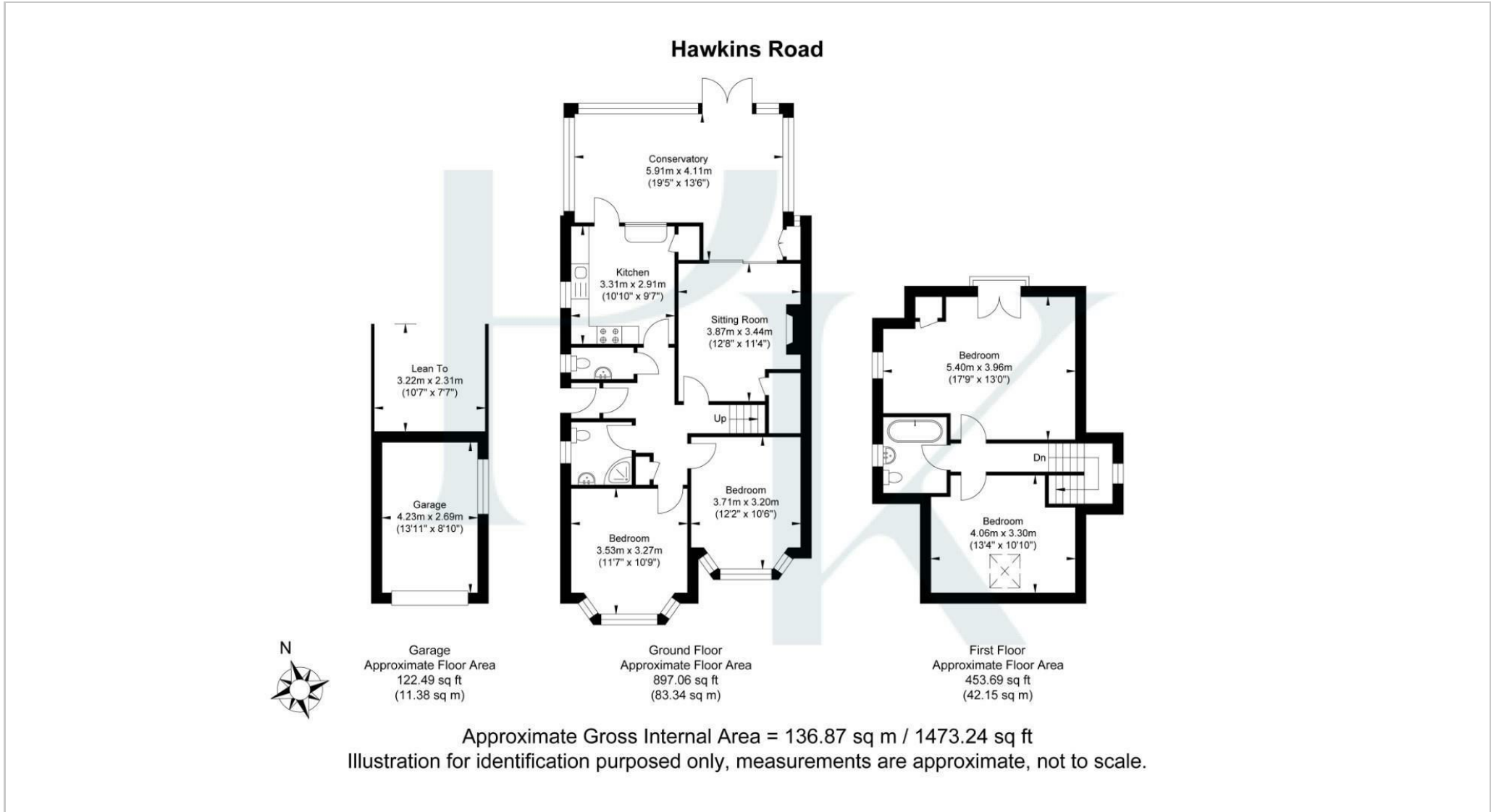
The property is approached via a spacious driveway providing ample off-road parking, alongside a detached garage offering additional storage or potential home office/gym. Internally, the accommodation is both bright & welcoming, with a cosy living room centred around an attractive wood-burning stove, creating a warm and inviting atmosphere ideal for both relaxing evenings & family gatherings.

At the heart of the home is a contemporary kitchen, thoughtfully designed with sleek cabinetry, integrated appliances and a stylish breakfast bar, perfect for informal dining and entertaining. The kitchen flows seamlessly into a substantial south-facing conservatory, flooded with natural light & offering a versatile additional reception space overlooking the garden.

The flexibility of the accommodation is a particular feature of the property, with two well-proportioned double bedrooms situated on the ground floor, together with a modern shower room and separate cloakroom. To the first floor, the generous principal bedroom enjoys a charming Juliet balcony, creating a peaceful retreat with elevated views and plenty of morning sunshine. An additional first floor bedroom offers excellent versatility & could equally serve as a guest bedroom, home office or playroom, complemented by a contemporary family bathroom.

The location is equally impressive. Families will appreciate having Holmbush and Herons Dale Primary Schools within walking distance, while Shoreham Academy is just a 10-minute walk away. Everyday essentials and leisure facilities are also close by, with Holmbush Shopping Centre and Wadurs Swimming Pool only a 5-minute stroll. Southwick Square, Shoreham town centre, and excellent transport links—including the nearby railway station—are all easily accessible.

Combining spacious and adaptable accommodation with stylish presentation and a sought-after setting, this is a superb home ideally suited to modern family life. An internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan