

Hyman
Estate & Letting



Hill
Agent



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

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£400,000 - Freehold

Very well presented and located in the Herb Estate with solar panels

19 Japonica Close is a **beautifully presented THREE BEDROOM SEMI-DETACHED FAMILY HOME**, ideally positioned within the highly popular **Herb Estate** in Shoreham-by-Sea and within the **Shoreham Academy catchment area**.

The ground floor offers a **spacious lounge/dining room**, providing an excellent family and entertaining space, with impressive **bi-folding doors opening directly onto the rear garden**. This creates a wonderful connection between the indoor and outdoor living areas and allows plenty of natural light into the room.

To the first floor are **THREE WELL-PROPORTIONED BEDROOMS** together with a family bathroom.

Outside, the property enjoys a **mature rear garden**, which is predominantly laid to lawn and provides a private and attractive setting for families, children and outdoor entertaining. The property also benefits from a **GARAGE situated to the rear**, providing valuable storage and parking facilities.

Being positioned on the corner of Japonica Close, the property further benefits from a **useful side area**, offering additional outside space and excellent potential for a variety of uses, subject to any necessary consents.

The Herb Estate is a popular residential location, particularly with families, and the property is conveniently positioned within the **Shoreham Academy catchment area**.

A fantastic family home in a popular Shoreham location – VIEWING IS HIGHLY RECOMMENDED.

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 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 bedroom family home
 - Good sized lounge diner
 - Bifold doors to rear garden
 - Good sized rear garden
 - Garage at rear of property
 - Shoreham academy catchment
 - Popular family location



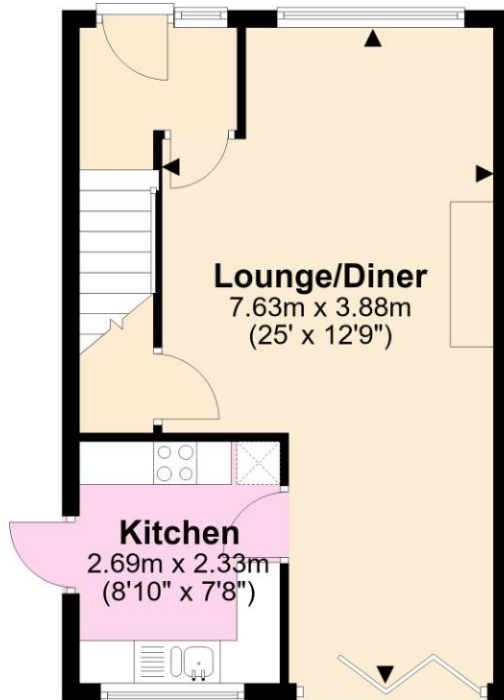




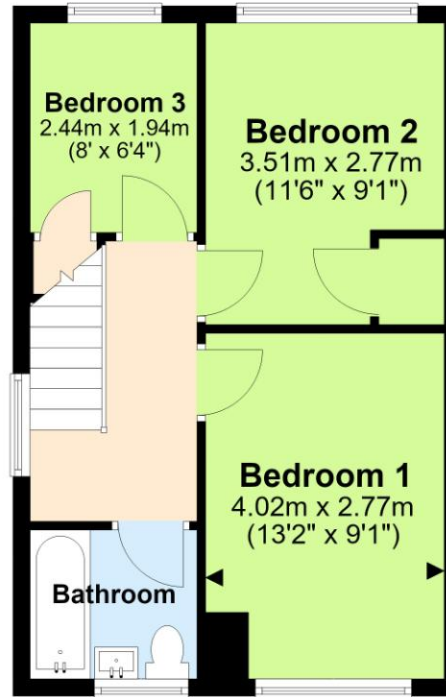




Ground Floor



First Floor



Total area: approx. 73.4 sq. metres (790.5 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	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,253.63 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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