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Description

Robert Luff & Co are pleased to offer this well-presented, three double bedroom detached seaside home. Set in a prime coastal position on Beach Green in Shoreham-by-Sea, just steps from the seafront.

The home provides spacious and flexible accommodation with three generous sized double bedrooms and a well-presented layout. Recent improvements include a newly replaced roof on both the house and garage, full insulation throughout, recent repointing, a new log burner, and newly fitted wardrobes in the upstairs bedrooms, creating a comfortable and efficient move-in-ready property. A large, well-maintained south-facing rear garden, complemented by generous off-road parking for multiple vehicles, a single garage, and a separate versatile studio/workshop.

The property is offered ***CHAIN FREE*** and is ideal for families or anyone seeking a relaxed seaside setting with easy access to local amenities, travel links and all the nearby beautiful nature spots.

Key Features

- Prime Coastal Location
- Three Large Double Bedrooms
- Off-Road Parking For Multiple Vehicles
- Downstairs Family Bathroom
- Useful Studio/Workshop space
- ***CHAIN FREE***
- Ensuite Shower Room Upstairs
- Garage With New Electric Roller Door
- Large South Facing Garden
- EPC Rating D. Council Tax Band E



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Location

This beautiful property enjoys a truly exceptional location on Beach Green in Shoreham-by-Sea, offering a rare blend of coastal tranquillity and vibrant community living. Positioned just steps from the shoreline and short stroll over the lovely Adur ferry footbridge takes you to Shoreham-by-sea town centre, which provides a variety of independent shops, cafés, and restaurants, while the railway station offers direct connections to Brighton, London, and beyond. Nature lovers will appreciate the proximity to the River Adur, Widewater Lagoon and the South Downs National Park, making this location ideal for both relaxation and outdoor adventure.

Inside

This beautifully presented seaside home features three spacious double bedrooms, with the master bedroom upstairs benefitting an ensuite shower room. The ground floor comprises a large kitchen and breakfast area, a spacious lounge and diner with a new log burner and direct access to a large, a bright conservatory overlooking the mature garden and a downstairs bathroom with separate toilet. The second double bedroom downstairs allows for single level living and the well thought-out layout provides a practical and flexible living space.

Outside

The property features a south-facing private rear garden with large lawn, patio area, a raised fish pond, useful storage shed, and greenhouse. A rear extension onto the garage provides a useful studio/workshop space and the garage benefits a newly installed electric roller door and roof. The front garden is very large, mainly paved, with surrounding raised flower beds and off-road parking for multiple vehicles.

Life Style

Living in this three double bedroom detached home on Beach Green, Shoreham-by-Sea offers a relaxed coastal lifestyle with everything on your doorstep. Wake up to sea air and step out for morning walks along the beach. The spacious layout provides flexibility for families, remote workers, or those benefitting from single-level living. With Beach Green as your front garden and Shoreham town centre a short stroll away, you'll enjoy easy access to cafés, shops, and local amenities, all while feeling tucked away in a peaceful seaside setting.

Kitchen/ Breakfast Room

**6.10m.1.52m x 3.05m.1.22m
(20.5 x 10.4)**

Lounge/ Diner

**6.71m.1.83m x 3.66m.0.61m
max (22.6 x 12.2 max)**

Primary Bedroom
4.57m.3.05m x 3.96m.1.83m
(15.10 x 13.6)

Ensuite Shower Room

Bedroom Two
5.18m x 4.27m max (17 x 14
max)

Bedroom Three
3.96m.2.44m x 3.05m.1.83m
(13.8 x 10.6)

Ground Floor Bathroom

Separate WC

Conservatory
4.88m.1.22m x 4.27m (16.4 x
14)

Single Garage
5.49m.0.61m x 2.44m.1.22m
(18.2 x 8.4)

Studio/ Workshop
3.96m.0.61m x 3.35m (13.2 x
11)



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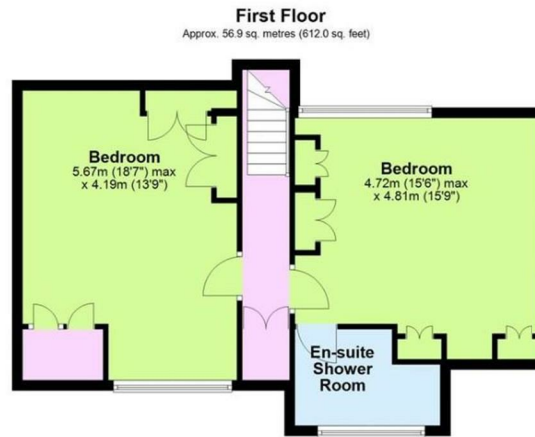
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Floor Plan Beach Green



Total area: approx. 179.9 sq. metres (1936.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(23-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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