

Hyman Hill Estate & Letting Agent

25 Clarendon Road, Shoreham-by-Sea, West Sussex, BN43 6YF

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£375,000 - Freehold

Coming to the market for the first time in an impressive 65 years, this much-loved semi-detached family home presents a wonderful opportunity for a new owner to begin its next chapter. Offered for sale with no onward chain, the property boasts bright, spacious and well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

The ground floor accommodation features around an impressive 23'3" dual-aspect lounge/diner, providing a generous and versatile space for both relaxing and entertaining. This delightful room leads through to a triple-aspect conservatory, which enjoys pleasant views over the rear garden and an abundance of natural light. Completing the ground floor is a 10'9" dual-aspect fitted kitchen.

To the first floor, the property offers the particularly appealing and somewhat unusual benefit of three double bedrooms, together with a spacious family bathroom positioned to the rear. Further benefits include double glazing and gas central heating throughout. Externally, the rear garden features a paved patio area, ideal for outdoor dining and entertaining, with the remainder laid predominantly to lawn. A useful brick-built storage shed provides additional practicality, whilst a side gate allows convenient access. To the front, a block-paved driveway provides valuable off-road parking for several vehicles.

Occupying a popular, level-ground position, this charming home combines generous living space, practical features and exciting potential for its next owners to make it their own.

Situated along the picturesque Sussex coastline, Shoreham-by-Sea is a charming and historic seaside town, conveniently positioned approximately seven miles west of Brighton and six miles east of Worthing. Combining coastal charm with modern convenience, the area offers an enviable lifestyle with a wealth of amenities, excellent transport connections and beautiful surrounding countryside.

Shoreham's vibrant town centre boasts an appealing mix of independent boutiques, familiar high-street retailers, welcoming cafés, traditional pubs and popular restaurants. For further shopping convenience, the nearby Holmbush Shopping Centre is home to major retailers including Marks & Spencer, Next and Tesco.

The area is particularly well connected, with easy access to the A27 providing convenient routes along the Sussex coast and onwards towards the A23/M23 corridor. Southwick railway station is the nearest station, offering regular services towards Brighton, Worthing and other coastal destinations, with onward connections to London.

- Semi detached family home
- Three first floor double bedrooms
- 23'3 dual aspect lounge/diner
- Conservatory
- Off road parking to front
- Large rear garden
- Close to amenities & station
- No on-going chain














Hotpoint



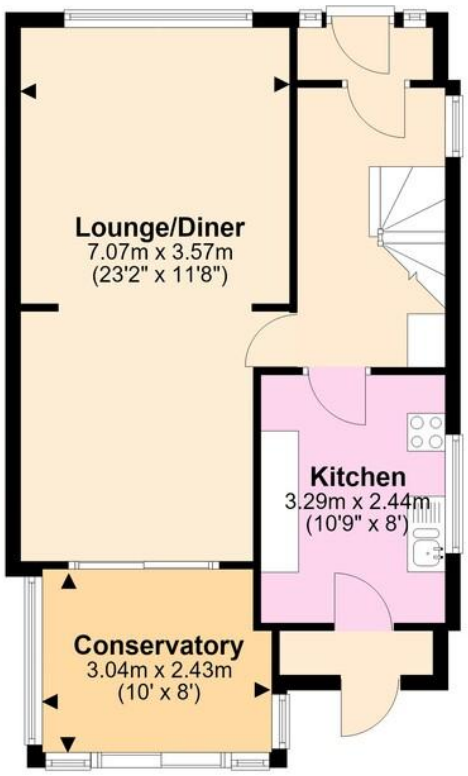




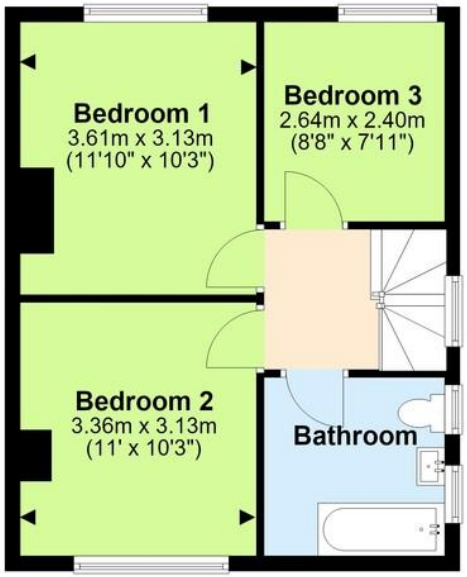




Ground Floor

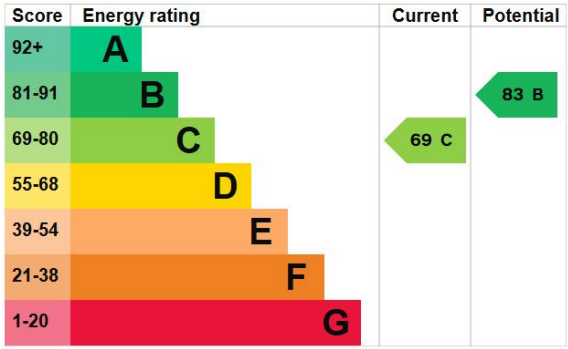


First Floor



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS OR EAVES STORAGE SPACE. 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 liabilitity is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.



Useful Information

Council Tax: Band C - £2,253.63 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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