

178 Harbour Way, Shoreham-by-Sea, West Sussex, BN43 5HJ

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£475,000

Three double bedroom semi-detached family home with river views and close to a secluded

Occupying a highly desirable position on Shoreham Beach, directly opposite the river and just moments from a secluded beach, this beautifully presented three-bedroom semi-detached home offers an enviable coastal lifestyle.

The accommodation is both spacious and well arranged, comprising a generous dual-purpose lounge/dining room with double-glazed doors opening onto the south-facing rear garden, creating an ideal space for both relaxing and entertaining. The refitted kitchen is stylish and practical, while a ground floor cloakroom adds everyday convenience.

To the first floor are three excellent double bedrooms and a modern family bathroom, providing comfortable accommodation for families and those seeking additional space to work from home.

Outside, the attractive south-facing rear garden enjoys a sunny aspect throughout the day and features a patio area for al fresco dining, together with a lawned garden ideal for children and pets. A fully powered summer house offers versatile additional space, perfect as a home office, studio, gym or retreat. Further benefits include a private driveway and an integral garage, providing ample parking and storage. Rarely do properties combine such comfortable family living with a truly outstanding coastal setting. With riverside views to the front, access to a secluded beach and the many amenities of Shoreham close by, this is a home that offers an exceptional lifestyle opportunity.

Shoreham-by-Sea is a charming and historic coastal town, ideally situated approximately 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre offers an excellent range of independent boutiques alongside well-known high-street retailers, as well as a variety of cafés, pubs and restaurants. The nearby Holmbush Shopping Centre provides further retail convenience, including Marks & Spencer, Next and Tesco.
The area benefits from excellent transport links, with easy access to the east–west A27 and M23. Shoreham-by-Sea mainline railway station offers direct services to Brighton, London and destinations to the west.
The property falls within the catchment area of well-regarded primary and secondary schools, including the popular Shoreham Academy, which holds an ‘Outstanding’ Ofsted rating.
Shoreham-by-Sea also boasts a highly sought-after beach, the nearby South Downs National Park and the River Adur, providing superb opportunities for water sports, countryside walks and outdoor leisure.

- Semi detached family home
- Three double bedrooms
- Large lounge diner
- Well presented kitchen
- Solar panels
- Good sized south facing rear garden with summer house
- Integral garage
- Views towards the river and access to secluded beach








DHL
Hufflepuff







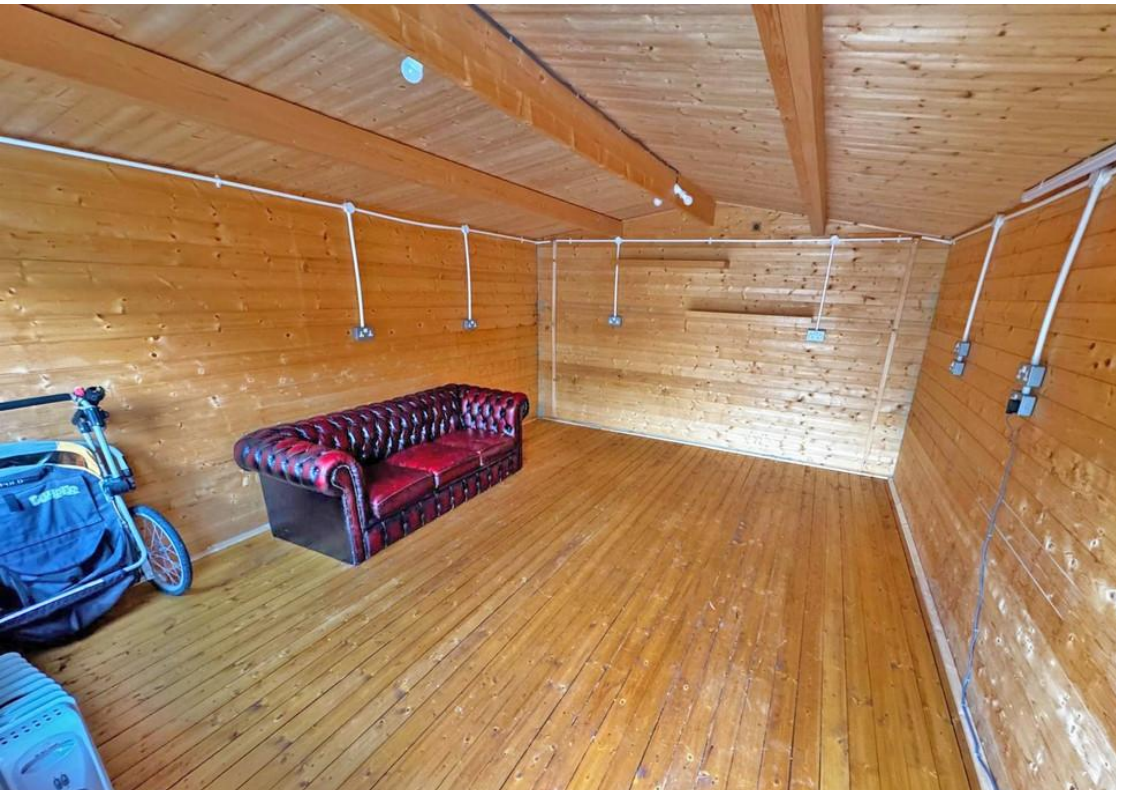






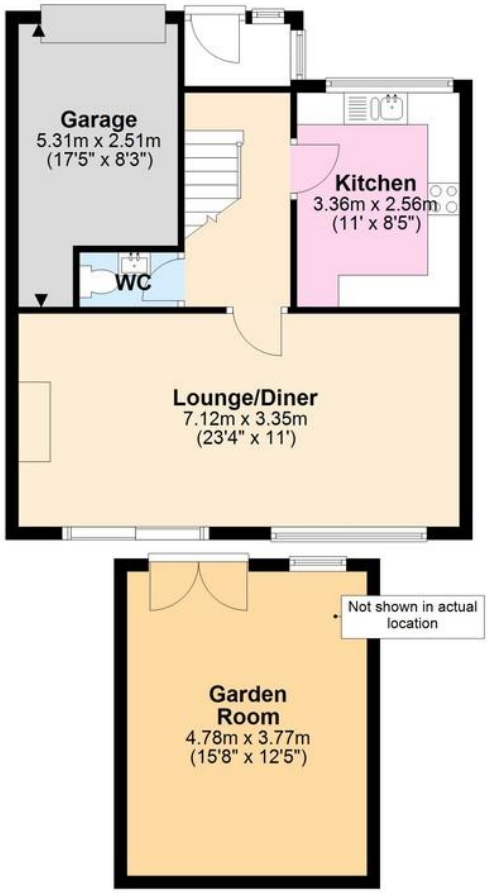




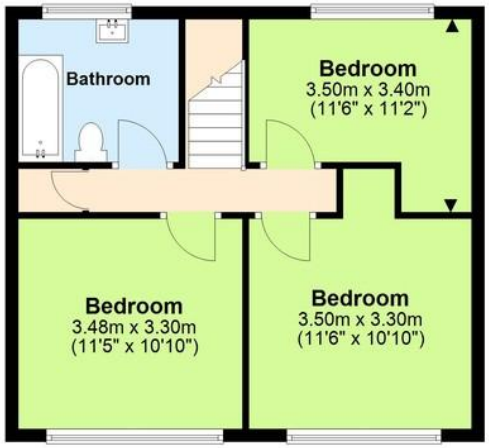




Ground Floor

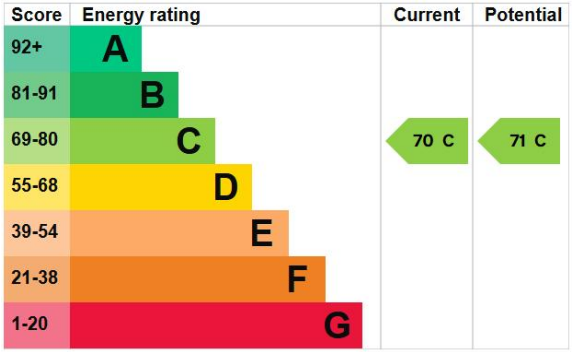


First Floor



Total area: approx. 126.6 sq. metres (1363.0 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: D – £2,535.33 per annum (2026/2027)

Tenure: Freehold

Local Authority: Adur District Council

Hyman Hill Estate & Letting Agent

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

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