



23 The Meadway, Shoreham Beach, West Sussex, BN43 5RN

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Offers in Excess of £495,000

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Three-bedroom bungalow conveniently located near Ferry Road shops and foot bridge

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23 The Meadway is an excellent opportunity to acquire a **beautifully presented THREE BEDROOM semi-detached bungalow**, ideally situated in one of Shoreham Beach's most popular locations. Offering well-proportioned accommodation, a fantastic south-facing rear garden and off-road parking, this property is sure to appeal to a wide range of buyers.

The accommodation briefly comprises a **good-sized lounge opening into a bright conservatory**, a fitted kitchen, **three well-proportioned bedrooms** and a shower room. The property has been well maintained throughout and offers a comfortable layout with excellent potential to make the home your own.

One of the standout features is the **lovely SOUTH-FACING REAR GARDEN**, providing a private and sunny outdoor space which is ideal for relaxing, entertaining or enjoying the warmer months.

The location is equally appealing, with the **Ferry Road shops and footbridge** just a short distance away, providing easy access to local amenities, the seafront and Shoreham-by-Sea town centre.

With its **three bedrooms, excellent presentation, south-facing garden, off-road parking and highly sought-after Shoreham Beach position**,

properties of this type rarely remain available for long.

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.

The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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 bungalow
 - Three good sized bedrooms
 - Good sized lounge
 - Conservatory
 - South facing rear garden
 - Off road parking
 - Highly popular location
 - Viewing is a must.



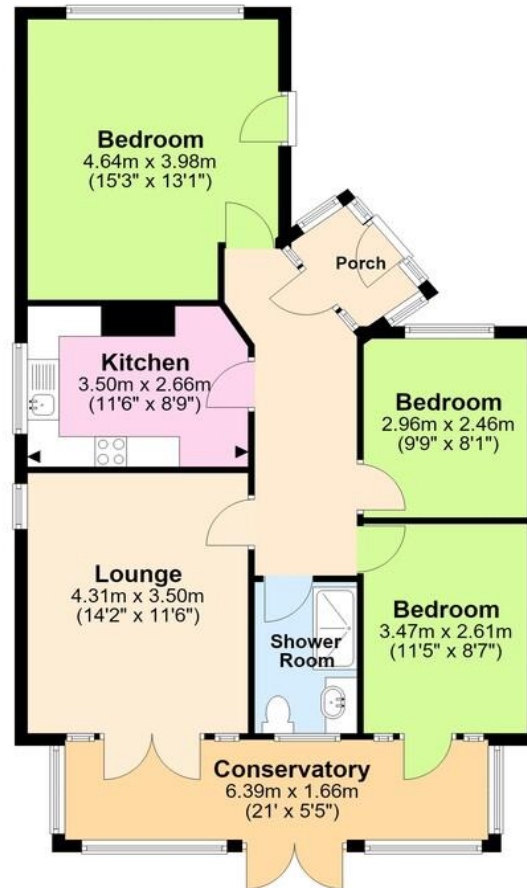








Ground Floor



Total area: approx. 88.0 sq. metres (947.3 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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: B - £1,971.92 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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