

Spencer  
& Leigh

113 Old Shoreham Road, Shoreham-By-Sea, BN43 5TF

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Shoreham-By-Sea, BN43 5TF

Guide Price £550,000 - £600,000 Freehold

- Spacious family home arranged over three floors
- Three good size bedrooms
- Impressive open plan kitchen dining room
- Family bathroom & en-suite shower room
- Extremely well presented
- Beautiful distant/river views
- Mature rear garden approx 100' in length
- Garden/Studio room
- Rear gated access to river towpath
- Sought after location near High Street & beach front

GUIDE PRICE £550,000 - £600,000

This well presented and deceptively spacious family home is arranged over three floors and has beautiful distant views towards Lancing College, The South Downs and the River Adur. Upon entering, a cosy lounge decorated with pastel colours provides a great space to relax, there is an impressive open plan kitchen with open plan dining space and bi-fold doors which overlook the rear garden and acts as a fantastic social hub which spills out to a large rear garden and deck. The first floor is home to two good size bedrooms and the family bathroom. The main bedroom suite with its very own en-suite facilities and Juliet balcony occupy the top floor. It is from this room that the best views can be enjoyed. A mature and well stocked rear garden benefits from a Westerly aspect and features a detached garden room with power and lighting. Having a versatile nature, the current occupiers use this space as an office, however, it would make an ideal gym or occasional guest room. The property is offered For sale with no ongoing chain with internal viewing highly recommended. Shoreham High Street with its many amenities and attractive beach are located within walking distance. Exclusive to Spencer & Leigh.



Old Shoreham Road is conveniently located with the Holmbush Shopping Centre being a short 5 minutes drive away. There is a choice of Primary Schools in the local vicinity including St Nicolas & St Peter's and Shoreham Academy. Shoreham High Street is a popular place to be with bars, cafes, restaurants, and other local amenities. Shoreham Train Station is also just a mile away with links to Brighton & Worthing.



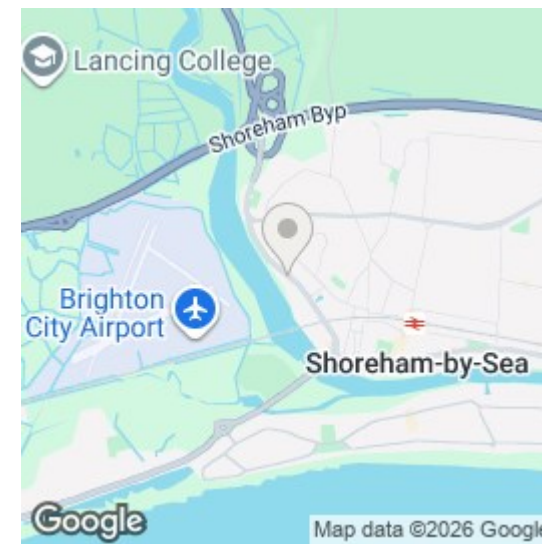
Entrance  
 Entrance Hallway  
 Living Room  
 13' x 11'2"  
 Kitchen/Dining Room  
 19'8 x 17'1  
 Stairs rising to First Floor  
 Bedroom  
 11'2 x 10'8  
 Bedroom  
 11'1 x 11'  
 Family Bathroom  
 7'9 x 6'10  
 Stairs rising to Second Floor  
 Bedroom  
 15'10 x 13'10  
 En-suite Shower Room/WC  
 7'3 x 4'6  
 OUTSIDE  
 Rear Garden  
 Studio  
 11'3 x 9'4

Property Information  
 Council Tax Band C: £2,278.75 2026/2027 (Adur)  
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage  
 Parking: Un-restricted on street parking  
 Broadband: Standard 16 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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Council:- Adur  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# Old Shoreham Road



Ground Floor  
Approximate Floor Area  
544.11 sq ft  
(50.55 sq m)

First Floor  
Approximate Floor Area  
375.76 sq ft  
(34.91 sq m)

Second Floor  
Approximate Floor Area  
270.28 sq ft  
(25.11 sq m)

Outbuilding  
Approximate Floor Area  
104.94 sq ft  
(9.75 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 110.57 sq m / 1190.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.