



Southdown Road

Shoreham-By-Sea, BN43 5AL

Guide price £820,000

A substantial Grade II listed Georgian townhouse with an abundance of character and exceptionally versatile accommodation arranged over three floors. Dating from the 1820s, this impressive Shoreham property offers approximately 1,639 sq ft of living space and provides a rare combination of period charm, generous proportions and a highly convenient central location.

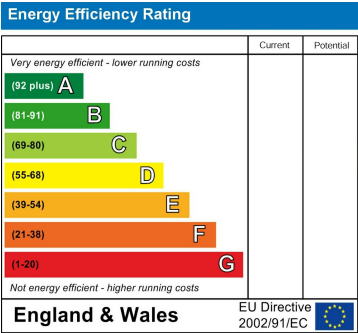
Carefully refurbished by the current owners, the property retains a wealth of character while offering comfortable and stylish modern living. The ground floor provides a generous kitchen/dining room, separate lounge, utility room, shower room and two bedrooms, while the first floor offers two further bedrooms and a family bathroom, including an exceptionally large principal bedroom measuring almost 24 feet in length.

The accommodation continues to the second floor, where a further three bedrooms provide an impressive degree of flexibility. This could work particularly well for a large family, those requiring extensive home-working space, or buyers looking for adaptable accommodation for guests or extended family.

One of the real highlights is the large second-floor balcony, measuring approximately 13'6" x 11'9", providing an excellent outdoor space and elevated views across the surrounding area. The property also benefits from off-street parking and gardens, valuable features for such a central Shoreham location.

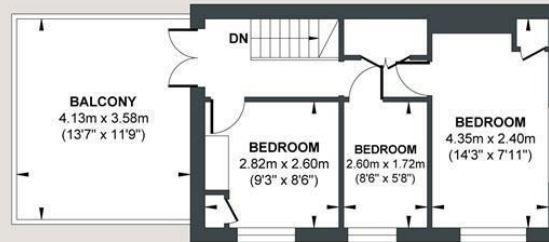
The house is positioned just moments from Shoreham town centre, placing the area's independent shops, cafés, restaurants and everyday amenities within easy reach. Shoreham mainline station is also approximately one third of a mile away, making the property particularly appealing to commuters.

- Grade II listed Georgian townhouse
- Dating from the 1820s
- Approximately 1,639 sq ft
- Arranged over three spacious floors
- Seven bedrooms offering exceptional flexibility
- Generous kitchen/dining room & separate lounge
- Two bathrooms plus ground-floor shower room
- Large first-floor principal bedroom
- Impressive roof terrace / balcony with views
- Off-street parking, gardens & central Shoreham location

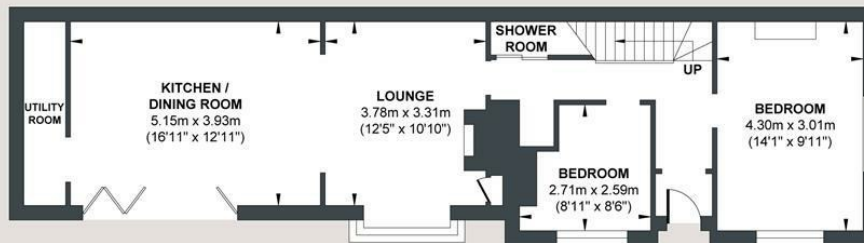


SOUTHDOWN ROAD

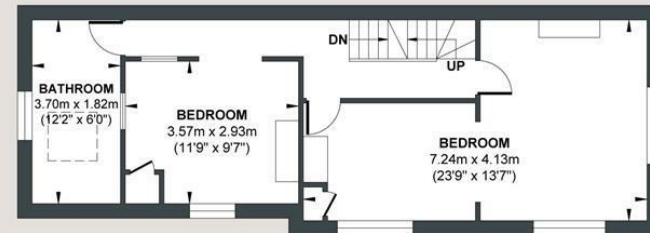
Approx. Gross Internal Floor Area = 152.30 sq m / 1639.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR
Approximate Floor Area
334.76 sq ft
(31.10 sq m)



GROUND FLOOR
Approximate Floor Area
755.62 sq ft
(70.20 sq m)



FIRST FLOOR
Approximate Floor Area
548.96 sq ft
(51.0 sq m)



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All measurements are approximate



