

Hyman
Estate & Letting



Hill
Agent



41 Slonk Hill Road, Shoreham by Sea, West Sussex, BN43 6HY

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‘Offers In Excess of’ £625,000



A stunning FOUR BEDROOM TWO BATHROOM link detached family home offering beautiful views



Hyman Hill is delighted to offer for sale this very well presented FOUR BEDROOM link detached family home located in a highly popular NORTH SHOREHAM location. On the ground floor the benefits include two bedrooms, bathroom, shower room, SOUTH FACING LOUNGE, bright and spacious open plan kitchen dining and sitting room with BIFOLD doors leading to the rear garden. The first floor has TWO further bedrooms and a cloakroom. There is a lovely SOUTH FACING REAR GARDEN being mainly laid to lawn and a large paved secluded seating area. The garage is currently converted to a storage area and utility room. The front offers parking for several vehicles.

This property offers BEAUTIFUL VIEWS across Shoreham towards the sea with viewing highly recommended to appreciate the size and outlook of this lovely family home.

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.

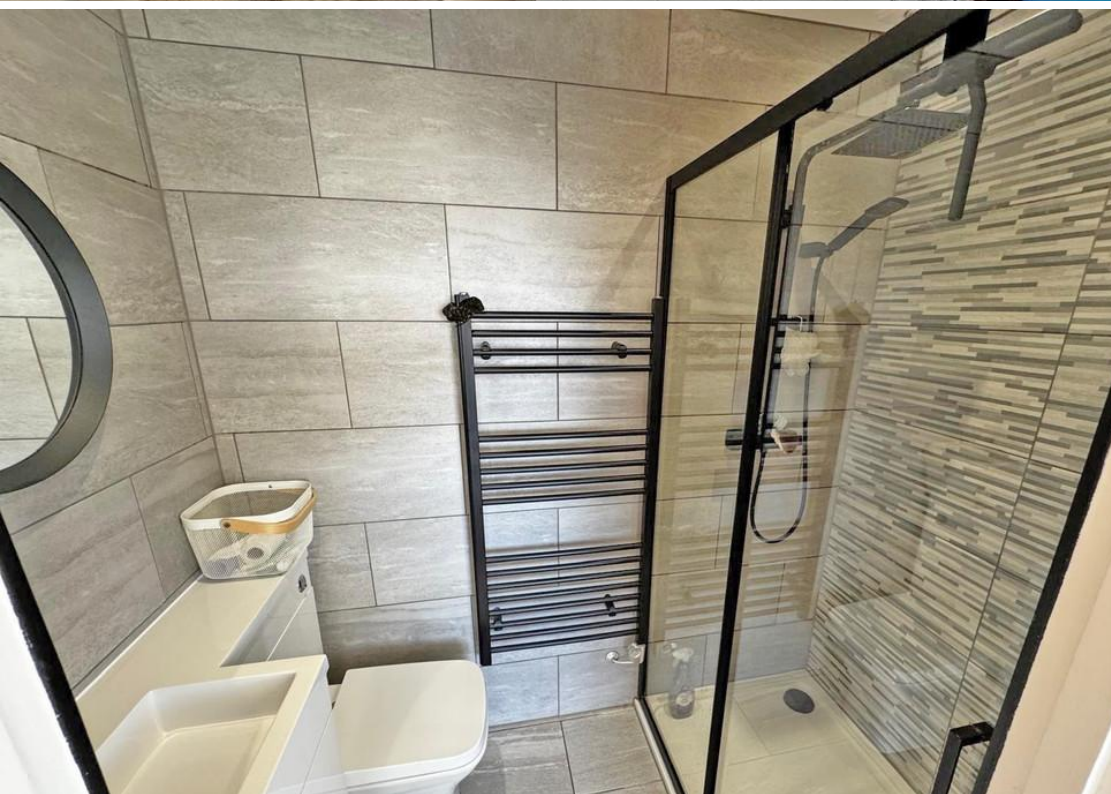
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- Link detached chalet
 - Large south facing lounge
 - Large kitchen dining room with lounge area
 - Bathroom plus Shower room
 - Bifold doors to south facing rear garden
 - Off road parking
 - Converted garage
 - Stunning views







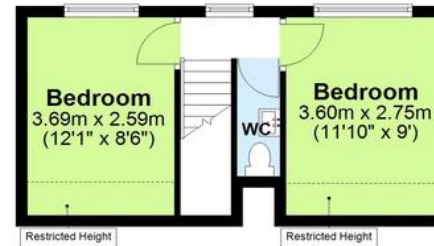




Ground Floor



First Floor



Total area: approx. 147.8 sq. metres (1590.4 sq. feet)

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 | | 83 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax Band: E - £2,958.08 per annum (2025/2026)

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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