



Toll House, The Street, Shoreham-by-Sea, West Sussex, BN43 5NJ

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£850,000

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Rarely available EXTENDED four bedroom detached family home located in a highly popular ”

Hyman Hill is delighted to offer for sale this rarely available and extended FOUR BEDROOM detached family home located in a highly popular location in Shoreham.

On the ground floor the property benefits from a good-sized lounge dining room with patio doors leading onto the rear garden, kitchen breakfast room, extended 2<sup>nd</sup> reception room having office / utility room and shower room. The first floor comprises of four bedrooms and a family bathroom. There is a westly facing STUNNING rear garden being mainly laid to lawn and having a good-sized patio seating area. The front comprises of parking for several vehicles and garage.

Located in a peaceful setting and on level ground this property is an excellent purchase for families looking for their forever home. Viewing is a must.

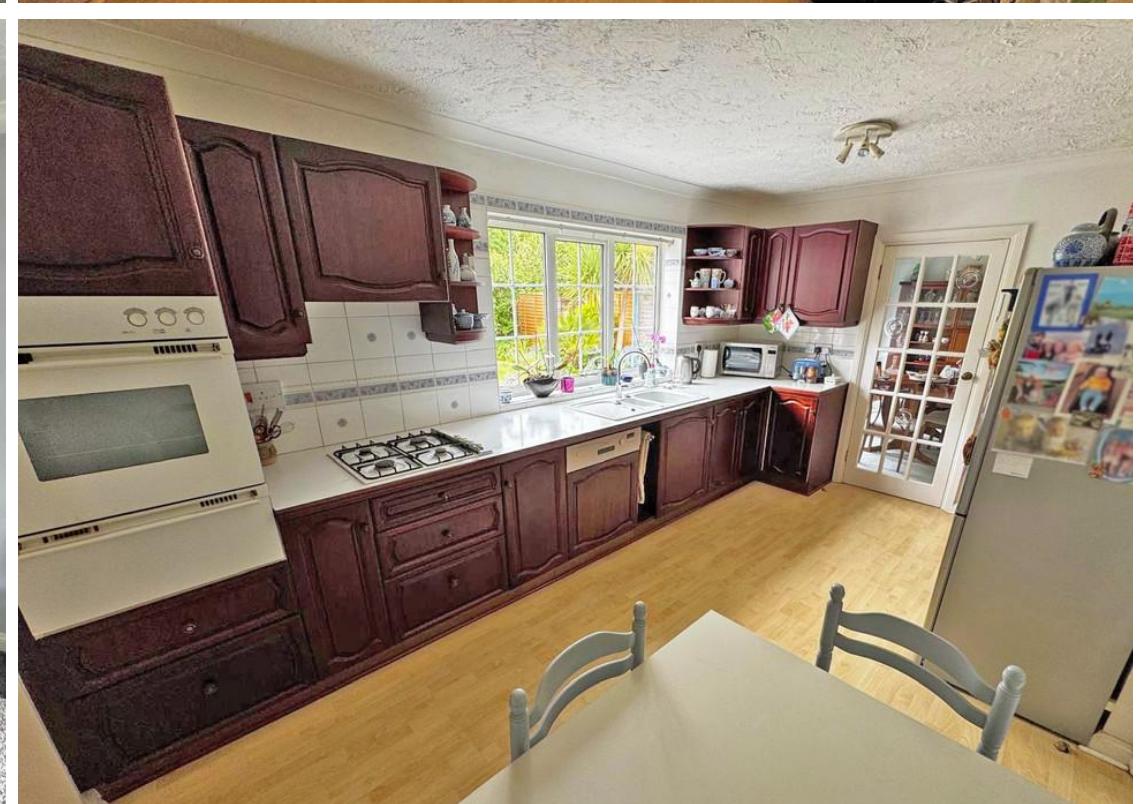
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

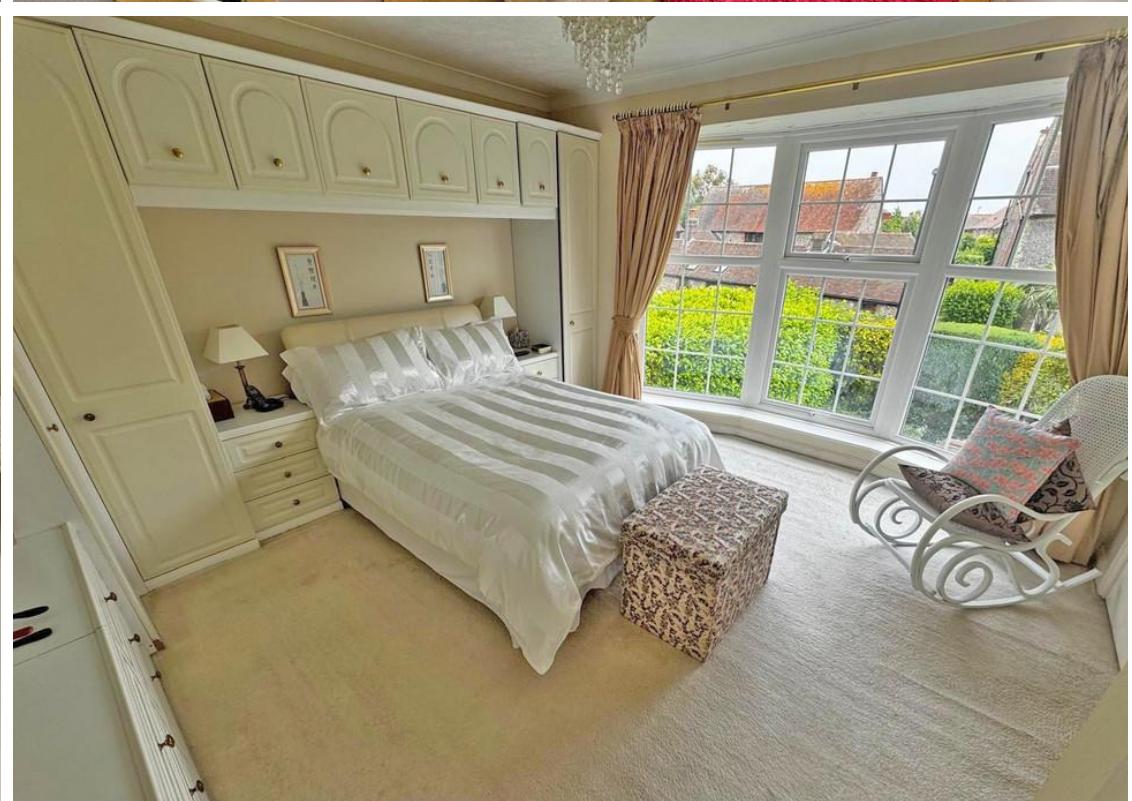
Shoreham has a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

- Extended detached family home
  - Four first floor bedrooms
  - Two good sized reception rooms
    - Stunning rear garden
- Highly popular North Shoreham location
- Off road parking for several vehicles plus garage
  - Large plot
- Viewing is a must

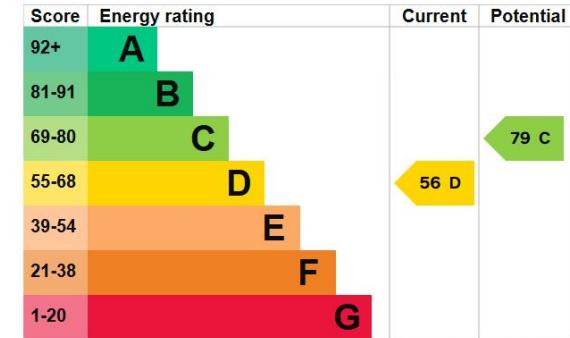












## Useful Information

**Council Tax Band:** F - £3,495.92 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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