

Hyman

Estate & Letting



Hill

Agent



71 Rainbow Square, Shoreham-by-Sea, West Sussex, BN43 6AX

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‘Offers in Excess’ of £500,000 - Freehold

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An immaculate FOUR BEDROOM, TWO BATHROOM family home located in a highly popular development

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A well-presented modern family home situated in the popular Orchard Gate development located in Shoreham-by-Sea. Constructed circa 2013, the property offers bright, contemporary accommodation arranged over three floors and is ideally suited to families and professionals.

The ground floor features a spacious open-plan modern fitted kitchen / dining room, providing a welcoming space for both everyday living and entertaining. This is complemented by a study / bedroom 4, along with a convenient ground-floor cloakroom.

The first floor comprises of a good-sized bedroom, modern family bathroom and a well-proportioned lounge to the front.

To the second floor, there are two well-proportioned bedrooms with the master benefiting from built in wardrobes and an en-suite shower room finished to a high standard.

Externally, the property benefits from a sunny, low-maintenance rear garden, boasting a favoured westerly aspect that has been mainly laid to lawn with a patio area. Its particularly desirable position is arguably one of the best within the development, enjoying a high degree of privacy. Two allocated parking spaces are located directly to the front.

This attractive, well proportioned home offers comfort, convenience, is a perfect purchase for anyone looking for their forever home.

An internal viewing comes as highly recommended.

Shoreham-by-Sea is a charming and historic coastal town, ideally situated approximately 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre offers an excellent range of independent boutiques alongside well-known high-street retailers, as well as a variety of cafés, pubs and restaurants. The nearby Holmbush Shopping Centre provides further retail convenience, including Marks & Spencer, Next and Tesco.

The area benefits from excellent transport links, with easy access to the east-west A27 and M23. Shoreham-by-Sea mainline railway station is 0.6 miles away, offering direct services to Brighton, London and destinations to the west.

The property falls within the catchment area of well-regarded primary and secondary schools, including the popular Shoreham Academy, which holds an ‘Outstanding’ Ofsted rating.

Shoreham-by-Sea also boasts a highly sought-after beach, the nearby South Downs National Park and the River Adur, providing superb opportunities for water sports, countryside walks and outdoor leisure.

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- Immaculate family home
 - Four good sized bedrooms
 - Family bathroom plus en suite to master
 - Spacious kitchen dining room
 - Ground floor cloakroom
 - Good sized lounge
 - Two allocated parking spaces immediately to front
 - Lovely west facing rear garden

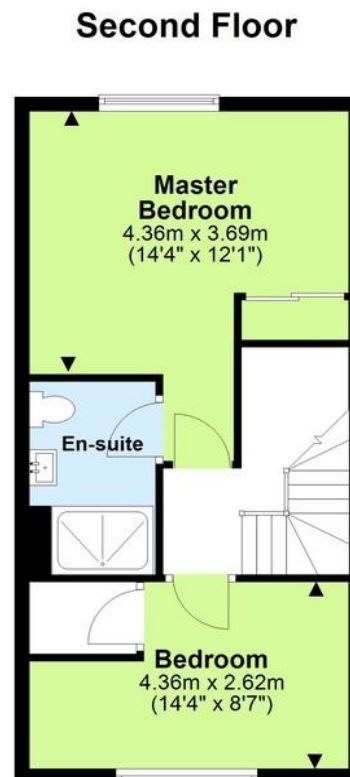
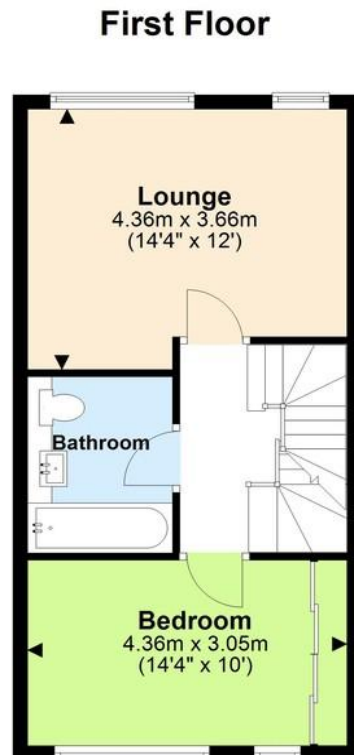
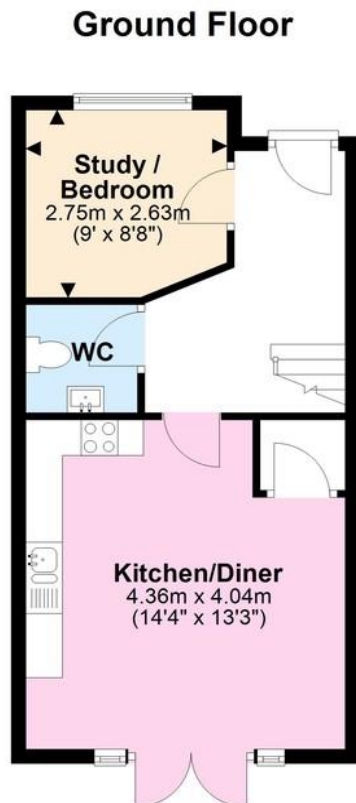












Total area: approx. 117.4 sq. metres (1263.4 sq. feet)

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,420.25 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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