

Hyman
Estate & Letting



Hill
Agent



31 Buckingham Road, Shoreham-by-Sea, West Sussex, BN43 5UA

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£599,950 - Freehold

Positioned on one of Shoreham's most sought-after roads, just moments from the town centre, this beautifully presented bay-fronted 1930s semi-detached home offers generous and well-balanced family accommodation, perfectly blending period charm with stylish modern living.

The ground floor is both welcoming and sociable. To the front, a separate lounge provides a cosy retreat, complete with an open fireplace - ideal for relaxing evenings. To the rear lies the true heart of the home: an impressive open-plan lounge, dining and sitting area, flooded with natural light from its dual aspect. The contemporary fitted kitchen, complete with island and breakfast bar, sits opposite an exposed brick chimney breast, creating a warm and characterful space designed for both family life and entertaining.

Flowing seamlessly from here is a pitched-roof conservatory fitted 3 years ago. This stunning triple-aspect room offers a further versatile reception space, with French doors opening directly onto the rear garden - perfect for enjoying indoor-outdoor living throughout the warmer months.

Upstairs, the first-floor hosts three well-proportioned bedrooms, complemented by a modern fitted bathroom and the added convenience of a separate WC.

Externally, the property continues to impress. The mature rear garden enjoys a favoured westerly aspect, offering plenty of afternoon and evening sunshine, with patio and lawn areas ideal for al fresco dining and entertaining.

To the front, a private block-paved driveway provides off-road parking for several vehicles and benefits from a recently installed EV charging point. Majority of the windows were replaced in 2023, further enhancing comfort and efficiency.

Location:

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 within easy walking distance, 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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- Beautiful 1930's bay fronted family home
 - Three bedrooms
 - Stunning open plan kitchen/dining/sitting room
 - Pitched roof double glazed conservatory
 - Separate lounge with open fire
 - West facing rear garden
 - Off road parking to front
 - Town centre location



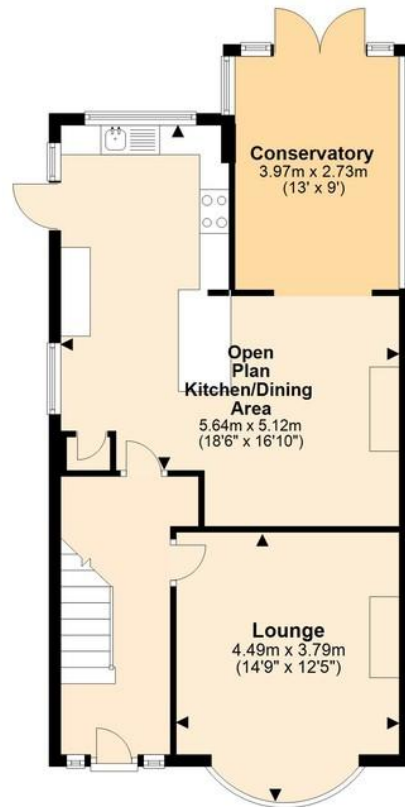




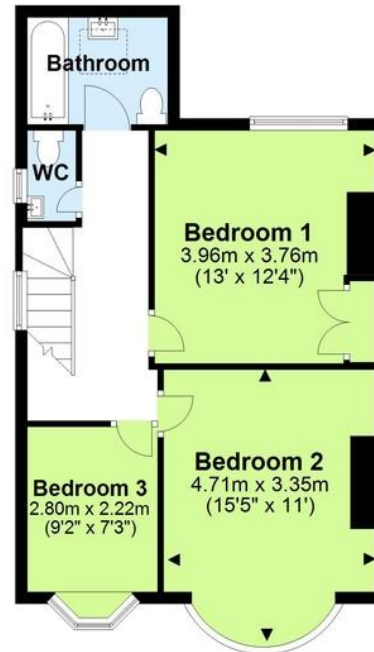




Ground Floor



First Floor



Total area: approx. 118.5 sq. metres (1275.5 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		83 B
69-80	C		
55-68	D	67 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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