



22 New Road, Shoreham by Sea, West Sussex, BN43 6RA  
£350,000





## The Property

You enter this lovely period home through the entrance hallway where you have access to the through lounge diner with Southerly views towards the river Adur. Behind the stairs on the landing, there is a useful space for an office desk or hobby space.

Stairs to the first floor lead up to a double bedroom to the rear and a modern fitted kitchen to the front. There is also a family bathroom on the first floor.

A further staircase leads to the 2nd floor double bedroom with access to eaves storage and double doors that lead out to a square balcony terrace giving far-reaching Southerly views over the river Adur to the Coast and Westerly views towards the Yacht Club, Shoreham footbridge and the High Street.



# Shoreham by Sea

Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at.

There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



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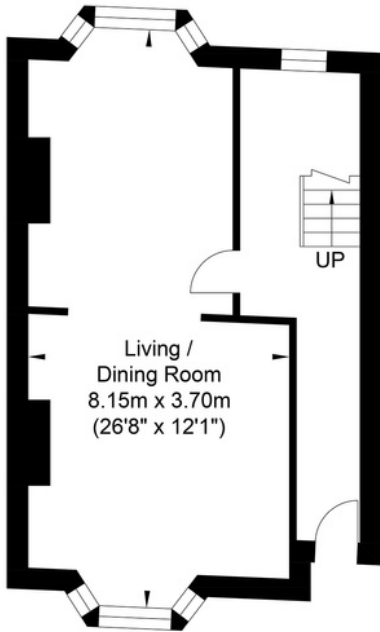
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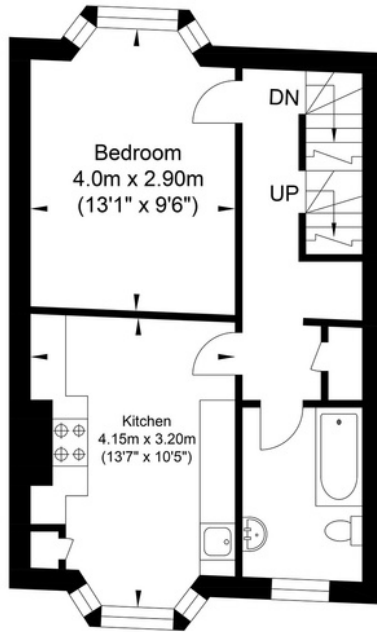
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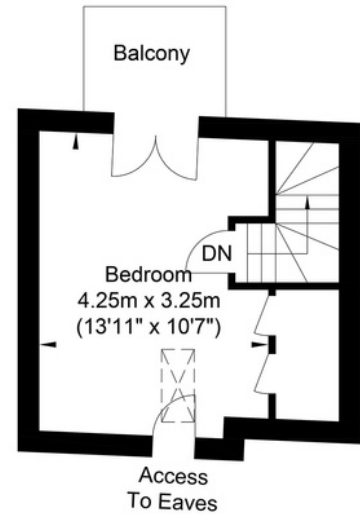
# New Road, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
373.40 sq ft  
(34.69 sq m)



First Floor  
Approximate Floor Area  
379.42 sq ft  
(35.25 sq m)



Second Floor  
Approximate Floor Area  
188.90 sq ft  
(17.55 sq m)



Approximate Gross Internal Area = 87.49 sq m / 941.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Useful information:

Council Tax - Band B  
Adur & Worthing Council  
EPC: D60



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