



**39 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL**  
Guide Price £1,100,000

# 39 Southdown Road, Shoreham by Sea, West Sussex BN43 5AL

## The Property & Area

Situated in the heart of Shoreham-By-Sea, this substantial double-fronted Victorian home presents an extraordinary opportunity to acquire a property of both size and character. With six double bedrooms arranged over three floors, this house is perfectly suited to large families or those seeking versatile living spaces.

One of the standout features of this property is its extensive period detailing. High ceilings, working fireplaces, stripped wood floors, original doors, and intricate cornicing all contribute to the home's timeless appeal. The property's Victorian heritage is beautifully preserved while offering modern functionality throughout.

The ground floor is truly impressive, boasting three sizeable reception rooms that offer a variety of uses, from formal entertaining to family living. Adjacent to these rooms is a spacious kitchen which was used as a servicemen's café during the war, featuring bespoke hand built units that blend traditional craftsmanship with practical design, there is also a fitted gas Aga, which adds to the character of the room. A separate utility room provides additional space for appliances and storage, ensuring the kitchen remains uncluttered and organised.

Unique to this property is a ground-floor annex, complete with its own kitchen and bathroom. This useful space to one side of the building offers exceptional flexibility, ideal for extended family, older children, guests, or even as a potential rental opportunity.

The first floor accommodates a principal suite that includes a large en-suite bathroom, providing a private retreat within this large home. Two further double bedrooms and a family bathroom complete this level, offering ample space for family or guests. The second floor continues to impress with two additional double bedrooms and a large storage cupboard on the landing, ensuring no shortage of sleeping accommodation.

Externally, the property features a mature west-facing walled rear garden, a tranquil space ideal for outdoor dining, gardening, or simply enjoying the afternoon sun. A double garage and off-street parking are conveniently located at the rear of the property, accessed via the rear garden and Rope Walk.

The location of this home is equally appealing. Situated just a six-minute walk from Shoreham mainline railway station, it offers swift and convenient connections to London and other destinations, making it an excellent choice for commuters. The local area is renowned for its community atmosphere, excellent schools, and a variety of shops, cafes, and recreational amenities.

This property is a rare find, combining substantial living space, period features, and modern conveniences, all within a highly sought-after location. Viewing is highly recommended to appreciate everything this exceptional home has to offer. Call us on 01273 661 577 for more information or to arrange a viewing.

### Material Information

Tenure - Freehold

Council Tax - F

EPC: E



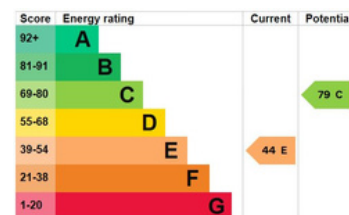
# Floorplan

## Southdown Road, Shoreham-by-Sea



Approximate Gross Internal Area (Excluding Garage) = 355.41 sq m / 3825.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate



**Oakley**

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