189 Middle Road | | Shoreham-By-Sea | BN43 6LG

WARWICK BAKER
ESTATE AGENT

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£339,950

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Warwick Baker Estate Agents is thrilled to present an exceptional opportunity to acquire this rarely available semi-detached house, ideally situated just 500 metres from the vibrant Holmbush Centre, home to popular retailers such as Tesco, Marks and Spencer, Next, and a public swimming pool. For commuters, Southwick mainline railway station is conveniently located only 750 metres away, offering a swift and direct route to London Victoria in just 82 minutes.

Step inside this inviting residence, where you are greeted by a stunning 18-foot entrance hall that sets the tone for the rest of the home. The expansive 23-foot dual aspect lounge through dining room creates an airy and welcoming atmosphere, perfect for both entertaining guests and enjoying peaceful family evenings. The well-appointed kitchen is ready for your culinary adventures, while two generously sized double bedrooms provide ample space for relaxation.

- 18' ENTRANCE HALL
- MODERN SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- SOUTH FACING FRONT GARDEN
- NO UPWARD CHAIN
- 23' DUAL ASPECT LOUNGE/DINING ROOM
- 49' REAR GARDEN
- KITCHEN
- REAR STORAGE SHED + SUMMERHOUSE

Front door leading to:

ENTRANCE HALL
18'1" in length (5.53 in length)
Frosted double glazed window to the front, under stairs storage area with cloaks hanging space, double panelled radiator with shelf over, door to high level storage cupboard housing electric meter.

Georgian style glazed door off entrance hall to:

RECEPTION/DINING ROOM
23'6" x 10'3" (7.18 x 3.13)

LOUNGE
Double glazed windows to the front having a favoured southerly aspect, feature marble hearth, single panel radiator.

Archway off lounge to:

DINING ROOM
Twin double glazed French doors to the rear, double panelled radiator with shelf over, double doored serving hatch from the kitchen.

Door off entrance hall to:

KITCHEN
7'4" x 8'5" (2.26 x 2.59)
Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, tiled splash back, space for cooker to the side, matching granite effect worktops to either side, drawers and cupboards under, space and plumbing for washing machine to the side, tiled splash back, complemented by matching wall units over, further adjacent matching granite effect worktop, drawers and cupboards under, space for fridge to the side, complemented by matching wall units over, built in louvred doored storage cupboard with shelving, vinyl flooring, double glazed windows and double glazed French door to the rear.

Stairs with part bannister and handrail from entrance hall to:

LANDING
Door off landing to:

BEDROOM 1
13'3" x 9'11" (4.04 x 3.03)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator, door giving access to walk in storage cupboard with slatted shelving and hanging rail.

Door off landing to:

BEDROOM 2
12'8" x 9'11" (3.87 x 3.04)
Double glazed windows to the rear, double panelled radiator with shelf over, door giving access to storage cupboard with hanging and shelving space, further door to storage cupboard with slatted shelving.

Door off landing to:

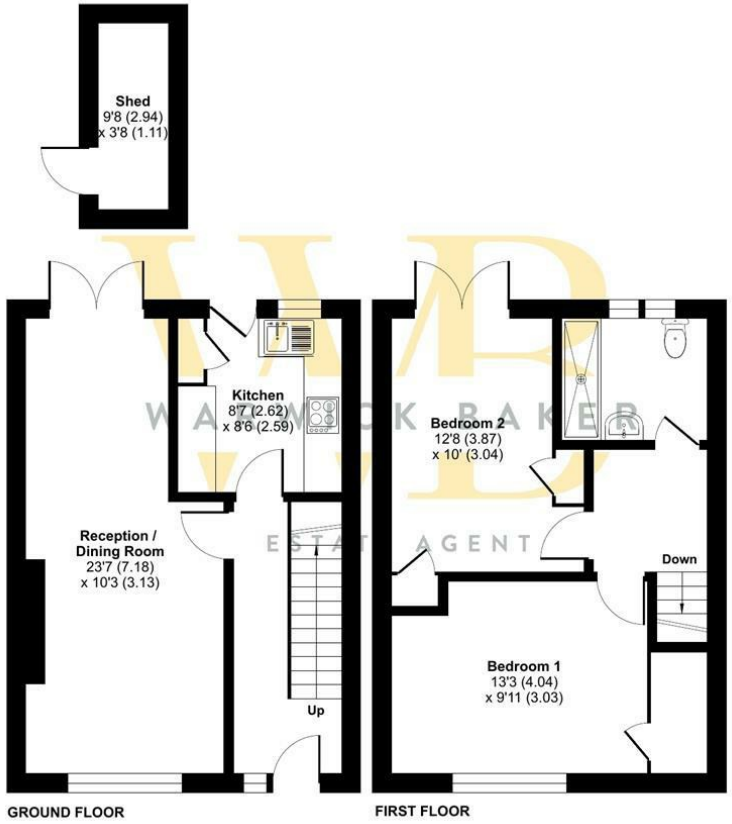
SHOWER ROOM
Being fully UPVC walling, enamelled sink unit with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, vinyl flooring, spotlighting, frosted double glazed windows, step in shower cubicle with built in shower with separate shower attachment, twin hand grips, shower seat, glass shower screen.

FRONT GARDEN
19'3" x 22'5" (5.89 x 6.85)
Having a favoured southerly aspect, laid to patio slabs, variety of flower and shrub border, concrete path to the front door, enclosed by low walling.

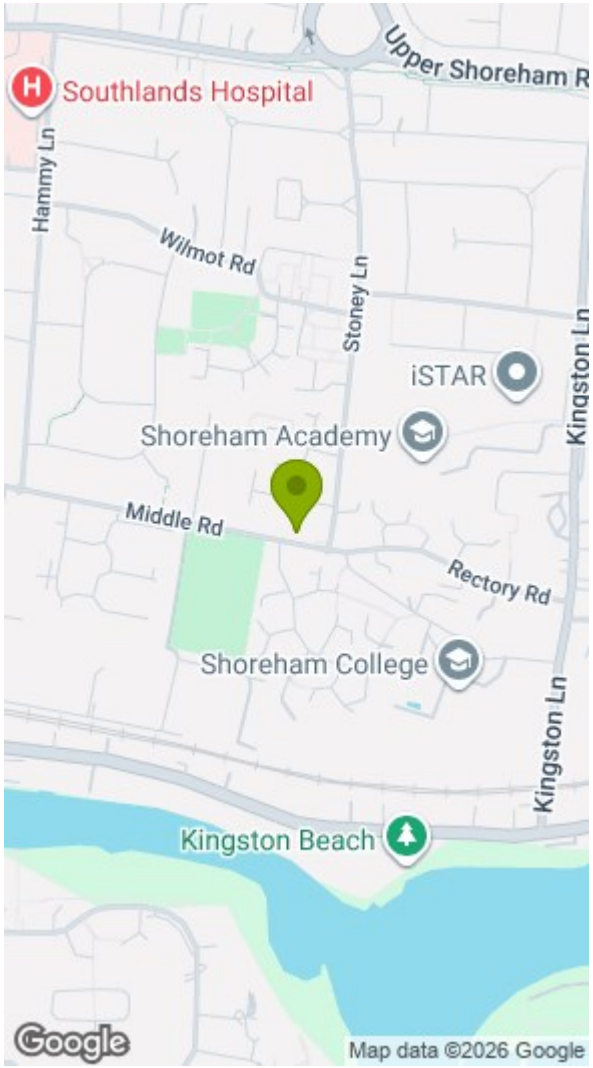
REAR GARDEN
49'2" x 22'10" (15.00 x 6.98)
Laid to patio slabs, storage shed 2.94 x 1.11 (9'8" x 3'8") with part frosted glazed door, timber built summerhouse 2.40 x 2.35 (7'10" x 7'8") with glazing, side gate leading to the front of the property, concrete pathway to the rear of the garden, lawned area all enclosed by walling and fencing.

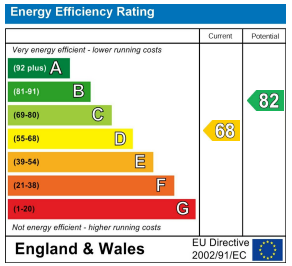
Middle Road, Shoreham-by-Sea, BN43

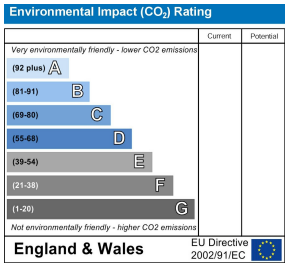
Approximate Area = 772 sq ft / 71.7 sq m
Garage = 35 sq ft / 3.2 sq m
Total = 807 sq ft / 74.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1417614







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate