Robert Luff & Co

Upper Shoreham Road, Shoreham By Sea

Freehold - Guide Price £450,000

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Description

INCENTIVE - FREE AIR CONDITIONING IF YOU COMPLETE IN 2026!! Robert Luff & Co are delighted to present this BRAND NEW semi-detached TOWNHOUSE located in ever popular Shoreham-By-Sea.
This beautifully designed three-storey townhouse combines modern comfort with effortless style, offering three spacious double bedrooms-including a master with ensuite-alongside a luxurious family bathroom with underfloor heating and a sleek, fully integrated kitchen. Energy-efficient air source heating and contemporary finishes throughout make it a perfect turnkey home. Outside, enjoy a low-maintenance landscaped garden, a laid patio front garden, and a private parking space. Set in the vibrant coastal town of Shoreham-by-Sea, the property offers a relaxed lifestyle with easy access to nature, local amenities, and excellent transport links.



Key Features

- **New Build**
- Three-Storey Semi Detached Townhouse
- Allocated Parking Space
- Close to Local Transport Links
- Three Double Bedrooms
- Two Bathrooms
- Eco-friendly Air Source Heating
- Modern Decor Throughout
- Desirable Schools Catchment





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Location

Upper Shoreham Road in Shoreham-by-Sea is a sought-after residential address that combines coastal proximity with suburban convenience, offering easy access to the South Downs National Park, local beaches, and vibrant community amenities. Positioned near excellent transport links including Shoreham railway station and the A27, it provides seamless connectivity to Brighton, Worthing, and London. The area is known for its family-friendly atmosphere, reputable schools, and proximity to shopping hubs like the Holmbush Centre, making it ideal for both families and professionals seeking a balanced lifestyle in a desirable and well-connected setting.

Inside

Accommodation offers spacious and contemporary living across three well-designed levels, featuring three generous double bedrooms including a luxurious master bedroom with its own ensuite. The property boasts a high-spec family bathroom complete with underfloor heating for added comfort, while the sleek, modern kitchen is fully fitted with integrated appliances, perfect for both everyday living and entertaining. Enhanced by an eco-friendly air source heating system, this home combines style, sustainability, and practicality in a beautifully finished package ideal for modern family life.

Outside

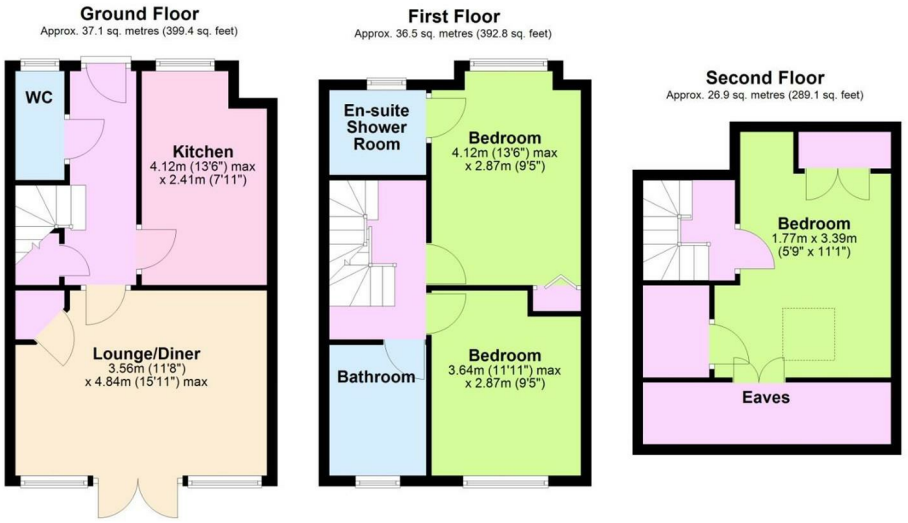
This home boasts a landscaped, low-maintenance rear garden-perfect for relaxing or entertaining without the upkeep. A neatly laid patio enhances the front garden, offering a welcoming entrance. Benefits from a designated parking space for one vehicle, ensuring convenience.

Lifestyle

This modern townhouse offers a relaxed, low-maintenance lifestyle in the heart of Shoreham-by-Sea. With stylish interiors, energy-efficient features, and outdoor spaces designed for ease and enjoyment, it’s perfect for those seeking comfort without compromise. Just minutes from scenic beaches, riverside walks, and the South Downs, plus a vibrant local scene of cafés, markets, and excellent transport links, it delivers the ideal balance of tranquil surroundings and urban convenience.



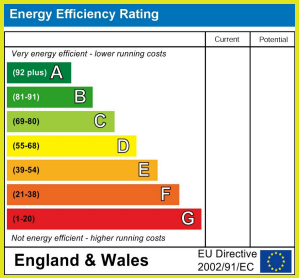
Floor Plan Upper Shoreham Road

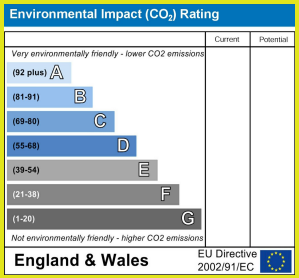


Total area: approx. 100.5 sq. metres (1081.2 sq. feet)









The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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