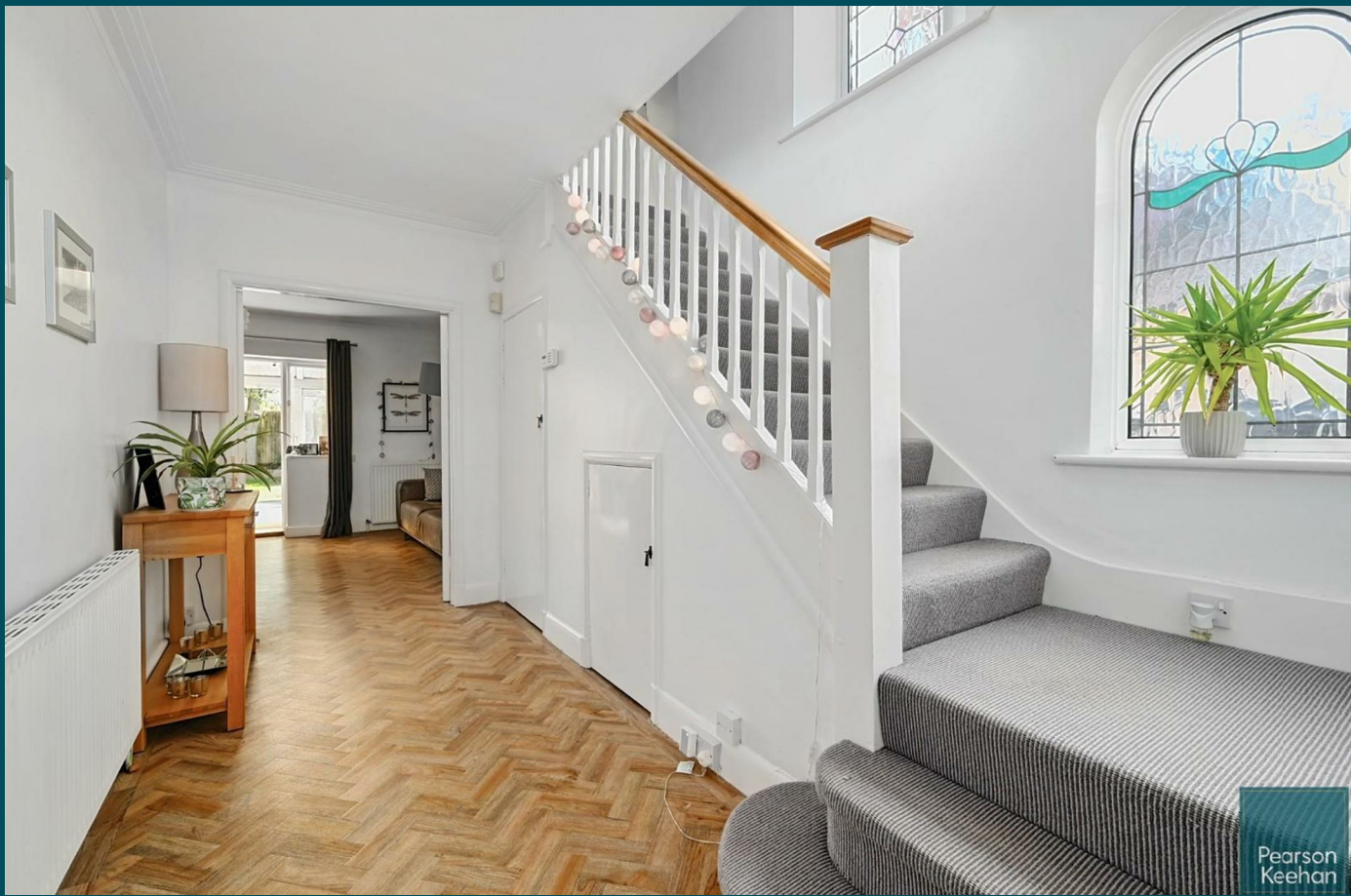




26 Norman Crescent  
Shoreham-By-Sea, BN43 6AH

Pearson  
Keehan



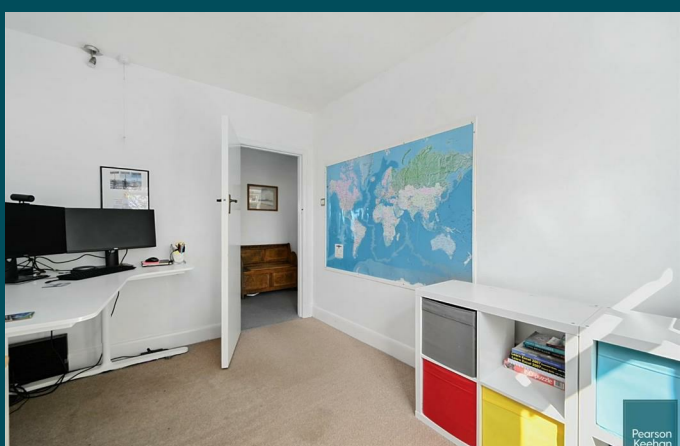
Pearson  
Keehan



Pearson  
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Pearson  
Keehan



Pearson  
Keehan



Pearson  
Keehan

# 26 Norman Crescent

Shoreham-By-Sea, BN43 6AH

**Guide Price £800,000 - £850,000**

Guide Price £800,000 - £850,000 An exceptional five-bedroom detached family residence, beautifully presented and generously proportioned, set within a peaceful and exclusive cul-de-sac in one of Shoreham's most desirable locations.

With striking curb appeal, this elegant home immediately impresses with a spacious and welcoming entrance hall that sets the tone for the rest of the property.

On the ground floor, a cloakroom is conveniently located off the hallway. To the front of the house, a bright and airy bay-fronted kitchen/dining room enjoys an abundance of natural light, creating an ideal space for family meals and entertaining. At the rear, the cosy living room features a log-burning stove, offering a perfect retreat for relaxation. French doors lead into a conservatory, which in turn provides access to a utility room and a versatile guest bedroom. This extended area has been thoughtfully used as a playroom and home office by the current owners, and offers potential for conversion into a self-contained annexe if desired.

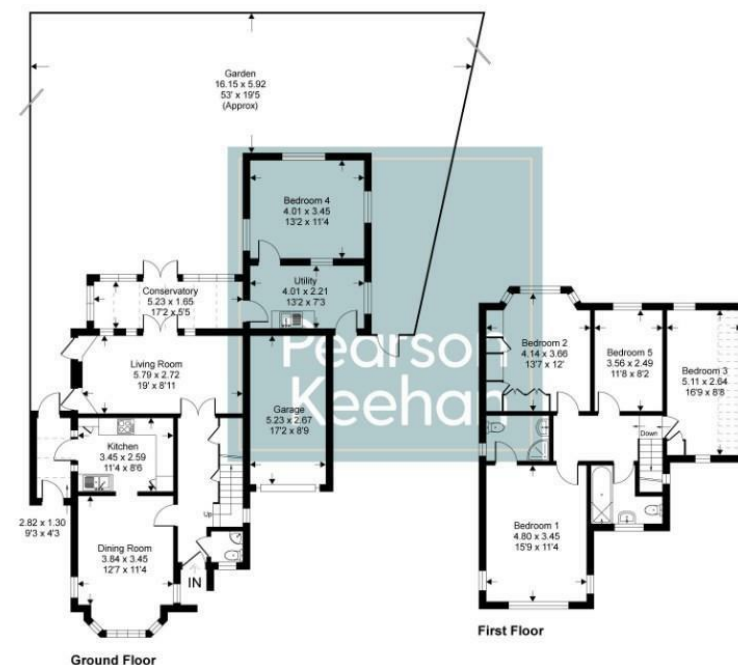
Upstairs, a galleried landing leads to a luxurious principal bedroom with an en-suite shower room. Three further double bedrooms and a stylish family bathroom—complete with underfloor heating—offer ample accommodation for a growing family. There is also potential to convert the loft, as has been done with similar properties on the street.

Outside, backing on to the popular Buckingham Park, the private garden is mainly laid to lawn with some lovely mature planted borders. A composite decked area provides a place to relax in the sunshine or enjoy some outside dining.

To the front, a blocked paved driveway provides off-street parking for numerous cars and access to the garage.



**Norman Crescent, BN43**  
 Approximate Gross Internal Area = 159 sq m / 1712 sq ft  
 Approximate Garage Internal Area = 13.9 sq m / 150 sq ft  
 Approximate Total Internal Area = 172.9 sq m / 1862 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
64	75
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	