

35 Riverside Road | | Shoreham-By-Sea | BN43 5RB

WARWICK BAKER
ESTATE AGENT







35 Riverside Road | | Shoreham-By-Sea | BN43 5RB

Offers In Excess Of £724,950

*** OFFERS IN EXCESS OF £724,950 ***

Warwick Baker Estate Agents are thrilled to present this exceptional detached house, a true gem rarely available to the market. Ideally situated just a short 5-minute stroll from local shops, the beach, and the pedestrian bridge to the vibrant town centrer, this property boasts breathtaking direct views of the River Adur and the stunning South Downs.

Step inside to discover a welcoming entrance hall that leads to a spacious 22' reception/dining room, perfect for entertaining or relaxing with family. The charming conservatory room offers additional light-filled space, while the impressive 18' kitchen/breakfast room invites culinary creativity and memorable family gatherings.

- FOUR DOUBLE BEDROOMS
- CONSERVATORY ROOM
- 51' LAWNED REAR GARDEN
- 22' RECEPTION/DINING ROOM
- NEW FAMILY BATHROOM
- VIEWS OF THE RIVER ADUR
- 18' KITCHEN/BREAKFAST ROOM
- NEW EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- GROUND FLOOR CLOAKROOM
- 33' FRONT GARDEN WITH TWO OFF ROAD PARKING SPACES + GARAGE

Part frosted double glazed front door giving access to:

ENTRANCE HALL
15'8" in length (4.78 in length)
Door giving access to under stairs storage cupboard, single panel radiator.

Part frosted glazed door off entrance hall to:

CLOAKROOM
Being part tiled to dado height, comprising low level wc, pedestal wash hand basin with mixer tap, single panel radiator, frosted wood framed double glazed windows, tiled flooring, spotlighting.

Part glazed door off entrance hall to:

RECEPTION/ DINING ROOM
22'9" x 13'0" (6.95 x 3.97)
Double glazed windows to the rear with glimpses of the River Adur and the South Downs, double panelled radiator, corner electric fire with brick surround, wood mantle, tiled hearth.

Part glazed door off living room to:

CONSERVATORY ROOM
10'4" x 9'2" (3.15 x 2.80)
Being of part brick construction and double glazed, double panelled radiator, laminate wood flooring, vaulted frosted UPVC roof.

Part glazed door off entrance hall to:

KITCHEN/BREAKFAST ROOM
18'0" x 9'4" (5.49 x 2.85)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboards under, space and plumbing for dishwasher to the side, tiled splash back, matching adjacent wood effect worktop with inset ' TRICITY BENDIX ' four ring stainless steel gas hob, drawers and cupboards under, tiled splash back, complimented by matching range of wall units over, double glass doored display cabinet, drawer under, ' TRICITY BENDIX ' stainless steel extractor hood, adjacent built in ' TRICITY BENDIX' electric oven, built in ' NEFF ' microwave over, storage cupboard over, drawer and storage cupboard under, built in ' BEKO ' fridge/freezer to the side, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, part frosted double glazed door giving access to the side passage way, double panelled radiator, tiled flooring, dado rail, spotlighting.

Turning staircase with hand rail and part bannister and spindles up from entrance hall to:

LANDING
Frosted double glazed wood framed windows to the side, double panelled radiator, access to loft space with ladder, door off landing to airing cupboard housing pre-factory lagged hot water cylinder, slatted shelving over.

Door off landing to:

BEDROOM 1
13'1" x 12'11" (4.01 x 3.95)
Double glazed windows to the rear with direct views of the River Adur, the South Downs, central Shoreham and St Mary De Haura church, single panel radiator, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising vanity unit with inset oval shaped wash hand basin with mixer tap, double doored storage cupboard under, low level wc to the side, single panel radiator, frosted glazed wood framed double glazed window, spotlight, extractor fan, step in fully tiled shower cubicle with independent ' TRITON ' shower unit with separate shower attachment, sliding shower screen.

Door off landing to:

BEDROOM 2
12'11" x 10'11" (3.95 x 3.35)
Double glazed windows to the rear with direct views of the River Adur, the South Downs, central Shoreham and St Mary De Haura church, single panel radiator.

Door off landing to:

BEDROOM 3
12'11" x 10'11" (3.95 x 3.35)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Door off landing to:

BEDROOM 4
9'10" x 9'8" (3.00 x 2.95)
Double glazed windows to the front having a favoured southerly aspect, built in double doored wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

FAMILY BATHROOM
Being part tiled to dado height, comprising bath with contemporary gold coloured style mixer tap, gold coloured rainfall style shower head mixer tap with separate shower attachment, glass shower screen, vanity unit with inset sink unit with gold coloured mixer tap, double doored storage cupboard under, low level wc, frosted wood framed double glazed window, tiled flooring single panel radiator, spotlighting, extractor fan.

FRONT GARDEN
33'9" x 33'9" (10.30 x 10.30)
Hard standing for two vehicles, two shingle areas, variety of tropical palms and bushes.

GARAGE
16'4" x 9'8" (5.00 x 2.95)
With up and over door, power and lighting, 1 1/4 bowl stainless steel sink unit with mixer tap inset into worktop, drawer and cupboards under, space and plumbing for washing machine to the side, wall mounted electric trip switches, wall mounted gas fired boiler (central heating only).

REAR GARDEN
51'10" x 33'9" (15.80 x 10.30)
Being ' L ' shaped, patio slab area, step down to lawned area, pergola with patio slab area, all enclosed by fencing, trees and bushes, side passageway with gate to the front garden, side passageway with timber built shed.





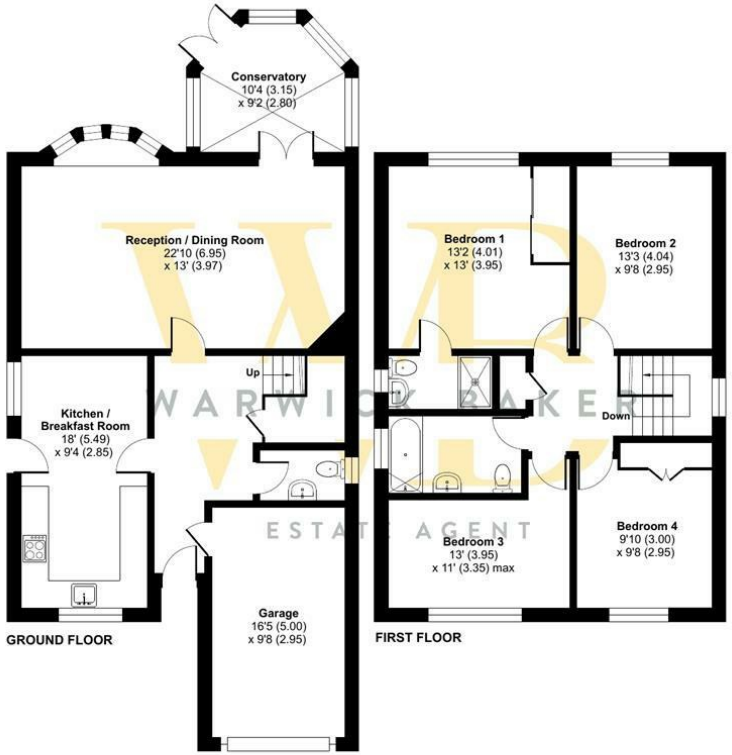




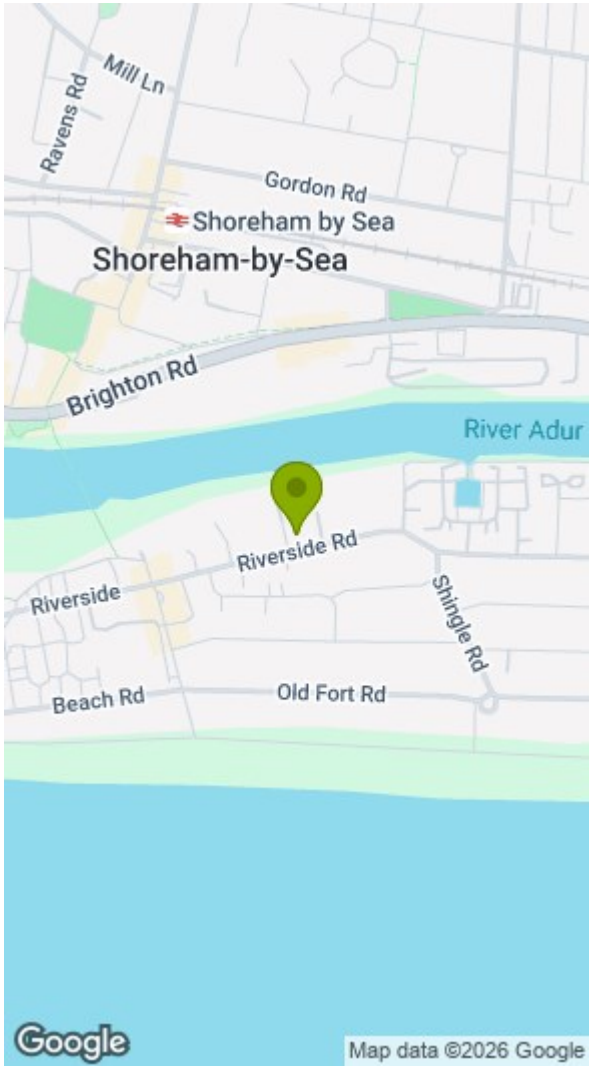


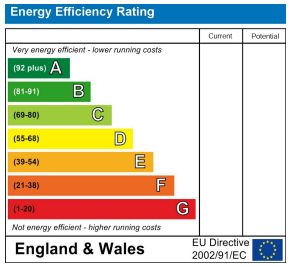
Riverside Road, Shoreham-by-Sea, BN43

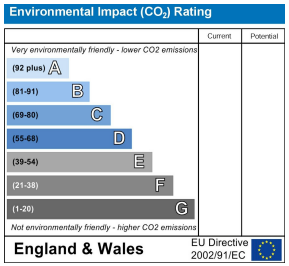
Approximate Area = 1477 sq ft / 137.2 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1633 sq ft / 151.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1394269







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