



Hyman

Estate & Letting

£250,000

Freehold

01273 454511



Hill

Agent

115 Church Green, Shoreham-by-Sea, BN43 6JU

- One bedroom house
- Private garden
- Good sized lounge
- Highly popular location
- Gas central heating
- Ideal first time buy
- Viewing recommended
- Ideal buy to let



ENTRANCE HALL

Double glazed front door, radiator, stairs to first floor, doors to.

LOUNGE

15' 4" x 9' 11" (4.67m x 3.02m) Bay double glazed window to front, radiator and door opening to.

KITCHEN

12' 5" x 5' 2" (3.78m x 1.57m) Double glazed window, matching wall and base units with roll edge work tops, fitted single drainer sink, spaces for appliances and walk in larder cupboard.

FIRST FLOOR LANDING

Hatch to loft space, cupboard housing boiler and doors to.

BEDROOM

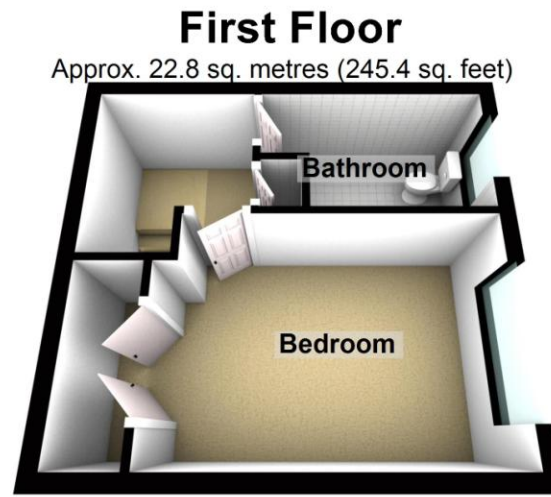
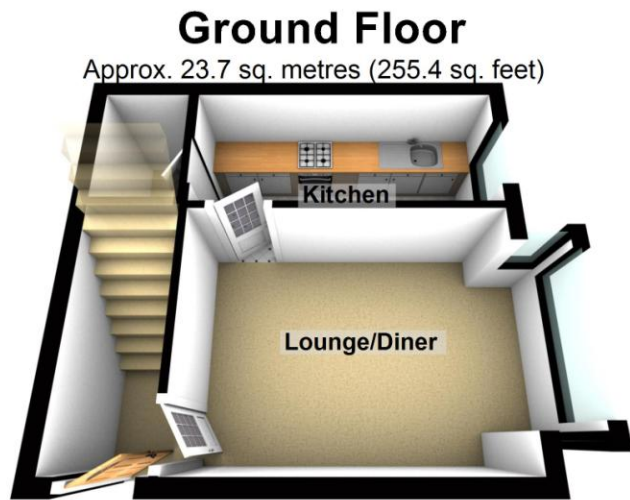
13' 8" x 9' 6" (4.17m x 2.9m) Double glazed window, radiator, fitted wardrobe.

BATHROOM

Double glazed window, panelled bath with shower attachment, low level WC, pedestal wash hand basin.

GARDEN

Beautifully presented with laid lawn and flower borders.



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

115 Church Green, Shoreham

COUNCIL TAX BAND

Tax band B - £1,196.98 per annum
(2024/2025)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

OFFICE

10 Buckingham Road
Shoreham-By-Sea
West Sussex
BN43 5UA

T: 01273 454511

E: shoreham@hymanhill.co.uk

W: www.hymanhill.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a **FREE**, no obligation market appraisal of your property.