

Hyman
Estate & Letting



Hill
Agent



138 Harbour Way, Shoreham Beach, West Sussex, BN43 5HJ

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£550,000

“**Three double bedroom family home located on Shoreham Beach with river views.**”

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Hyman Hill is delighted to offer for sale this very well presented THREE DOUBLE BEDROOM family home located on Shoreham Beach and having River Views from the front.

On the ground floor the property benefits from a LARGE through lounge diner opening onto the SOUTH FACING CONSERVATORY, well presented kitchen and INTEGRAL GARAGE (ideal to be converted into a fourth bedroom or separate reception room subject to planning permission).

On the first floor there is THREE DOUBLE BEDROOMS and large family bathroom with shower cubicle.

Outside there is a well presented SOUTH FACING REAR GARDEN and off-road parking for several cars.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a number of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Beautifully presented family home
 - Three double bedrooms
 - Good sized lounge diner
 - Well-presented kitchen
 - South facing rear garden
 - Conservatory
 - River views
 - Integral Garage



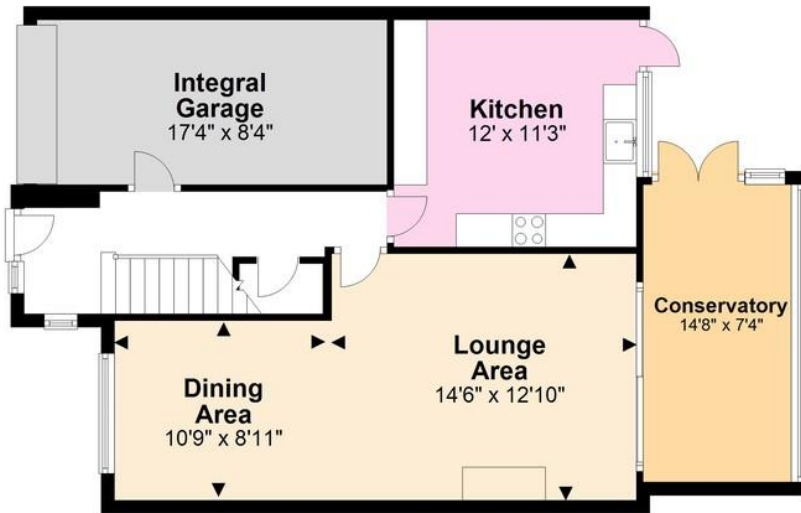








Ground Floor



First Floor



Total area: approx. 1455.2 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D - £2,205.15 per annum

Tenure: Freehold

Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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