

Hyman  **Hill**
Estate & Letting Agent

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

- Two bedroom terraced home
- Kitchen breakfast room
- Well presented throughout
- Vendor suited with chain free property
- Allocated parking
- Near Holmbush centre
- South facing rear garden
- Shoreham Academy catchment

Offers in Excess of £299,950

Freehold

 01273 454511



ENTRANCE HALL

Double glazed front door, radiator, stairs to first floor and opening into.

LOUNGE

15' 9" x 9' 3" (4.8m x 2.82m) Double glazed window to front, radiator, large under stairs cupboard and doorway into.

KITCHEN/BREAKFAST ROOM

12' 5" x 9' 3" (3.78m x 2.82m) Double glazed window to rear, matching wall and base nits, roll edge work tops with fitted single drainer sink, 4 ring electric hob, oven with chimney style extractor fan above, breakfast bar, radiator, space for fridge freezer, space for dishwasher, part tiled walls, double glazed door to rear garden.



LANDING

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

BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.1m) Double glazed window to front, radiator, fitted wardrobes.

BEDROOM 2

13' 1" x 6' 2" (3.99m x 1.88m) Double glazed window to rear, radiator.

BATHROOM

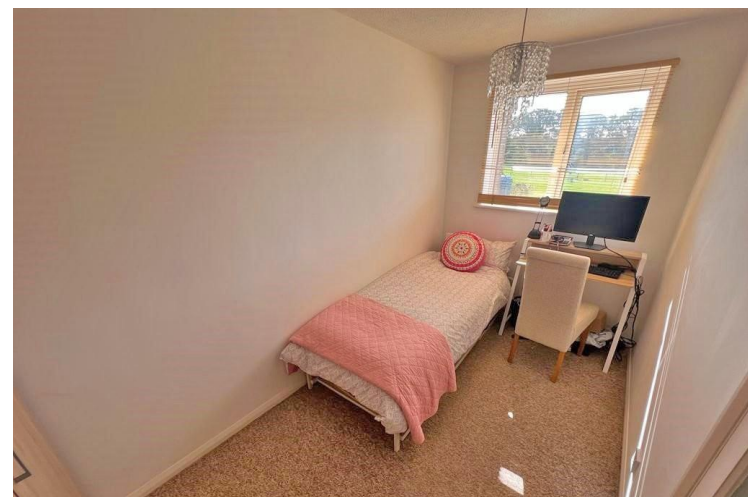
Double glazed window to rear, white suite comprising of panelled bath with overhead shower and glass screen, pedestal wash hand basin, low level WC, heated towel rail, tiled walls.

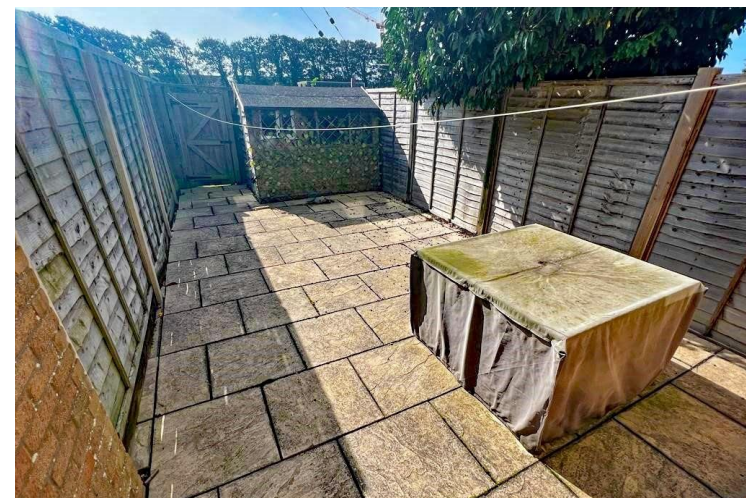


PAVED REAR GARDEN

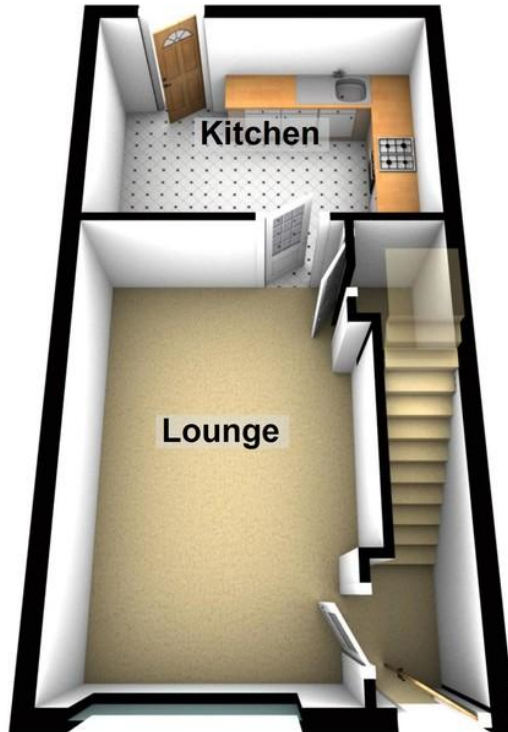
Paved easy maintenance rear garden, rear access, shed.

PARKING SPACE

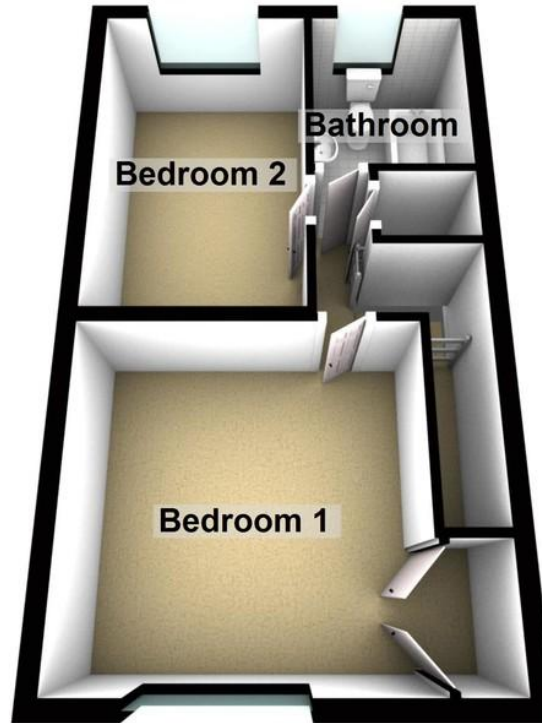




Ground Floor



First Floor



COUNCIL TAX BAND

Tax band C - £1,960.13 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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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.