

Hyman  
Estate & Letting



Hill  
Agent



60 Greenways Crescent, Shoreham-by-Sea, West Sussex, BN43 6HS

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£575,000 Freehold

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*An extended three / four bedroom family home with private drive to garage* ”

Hyman Hill is delighted to offer for sale this very well presented THREE / FOUR-bedroom EXTENDED end of terrace family home located in a highly popular NORTH SHOREHAM location.

The property has a single-story extension to the rear offering a large, fitted kitchen and lounge diner with study area. Also, on the ground floor there is a sitting room which could also be used as a fourth bedroom and cloakroom. The first floor has three bedrooms and family bathroom.

There outside comprises of a large lawned rear garden with side access to front, PRIVATE DRIVE TO GARAGE and block paved off road parking.

We highly recommend undertaking an internal viewing.

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.

The property is in catchment 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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- Extended family home
    - Three bedrooms
  - Extended lounge dining room
    - Extended kitchen
  - Ground floor cloakroom
  - Sitting room / Bedroom 4
    - Large rear garden
  - Private drive to garage plus off road parking



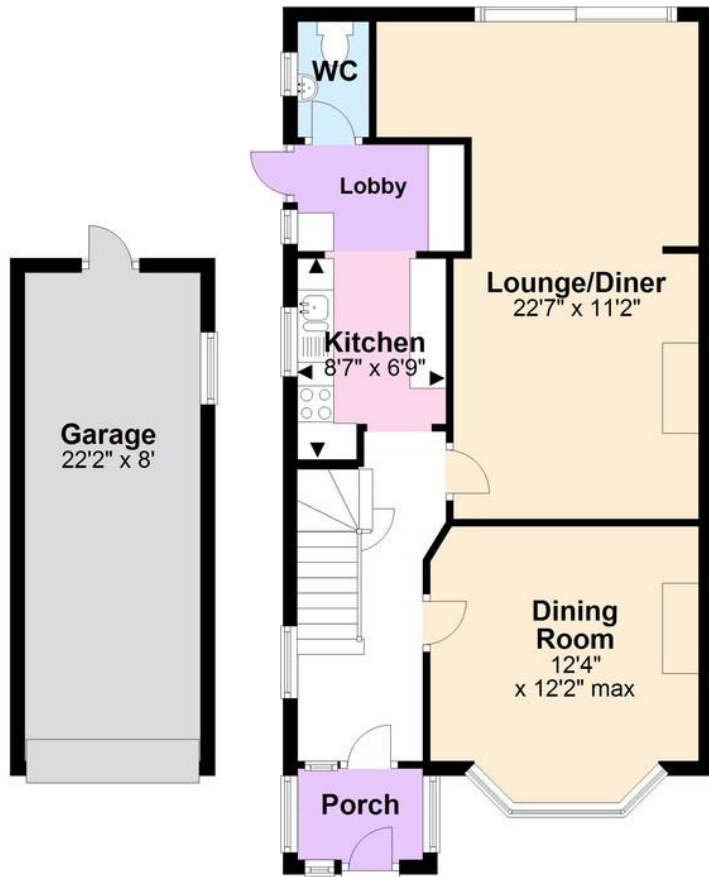








## Ground Floor



## First Floor



Total area: approx. 1202.9 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** D - £2,310.40 per annum (2023/2024)

**Tenure:** Freehold

**Local Authority:** 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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