



2 The Martlets, Shoreham-by-Sea, BN43 5UN

2 The Martlets, Shoreham-by-Sea, BN43 5UN

Offers Over £375,000

---



## Extended family home located near mainline railway station.



Hyman Hill is delighted to offer for sale this extended THREE - bedroom semi-detached family home. The benefits include lounge with separate dining room, 16ft kitchen, patio rear garden and garage located in nearby compound. Being tucked away in a quite location near Shoreham town centre and its mainline station this property is conveniently situated for commuters as well as people looking for town central living. The property is being offered as NO CHAIN and in need of some updating making ideal for anyone looking for a small project.

Being situated between the Downs and the sea, Shoreham by sea is a highly popular and vibrant town to live in. The town centre boasts many popular bars, restaurants and coffee shops catering for all age groups.

**SERVICES:** The Holmbush shopping centre incorporating Tesco, M&S and Next can be found off the Upper Shoreham Road.

**SCHOOLS:** Whilst having various primary schools there is Shoreham academy with its outstanding OFSTED report.

**COMMUTING:** Mainline train station with its links direct to London. Easy access to the A27 and A23.

**OUTSIDE LIVING:** Shoreham boasts a beautiful Beach, South Downs and walks up the river Adur. There is Buckingham Park located off the Upper Shoreham Road.

- 
- Extended family home
    - Three bedrooms
  - Lounge plus dining room
    - Patio rear garden
  - Garage
  - Near town centre
  - Mainline station
  - No chain









### Ground Floor



### First Floor



Total area: approx. 87.9 sq. metres (946.2 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  
(2024/2025 per annum)

**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.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)