

Hyman
Estate & Letting



Hill
Agent



87 Old Shoreham Road, Shoreham by Sea, West Sussex, BN43 5TF

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£425,000

“ A very well presented THREE BEDROOM family home being extended on the ground floor. ”

Hyman Hill is delighted to offer for sale this very well presented and EXTENDED three-bedroom family home. The property is in a highly popular location in Shoreham having the river Adur to the rear and Shoreham town just at the bottom of the road.

On the ground floor the property benefits from a through lounge diner leading into the extended kitchen breakfast room having bifold doors leading to the rear garden. There is also a bathroom located on the ground floor.

The first floor has three good sized bedrooms and shower room.

There is a good-sized rear garden and off-road parking to front.

Viewing is a must!

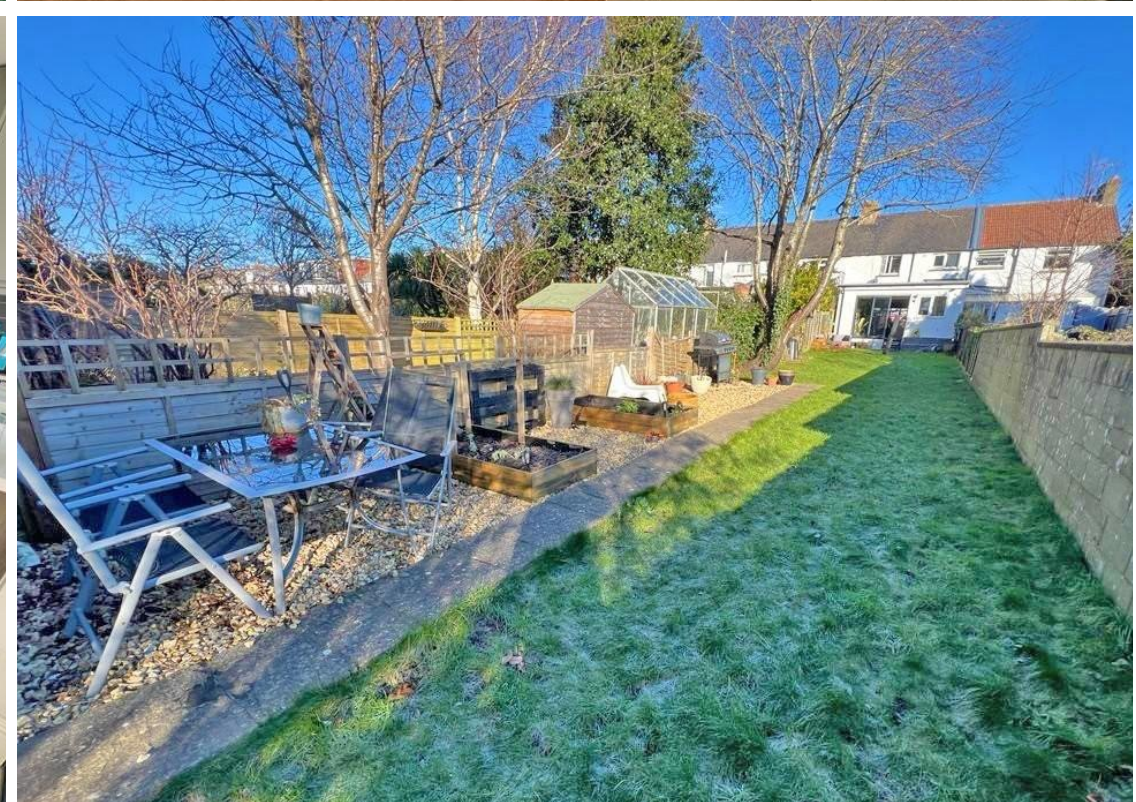
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

There is 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
 - Two bathrooms
 - Lovely kitchen diner
 - well presented Lounge
 - Good sized rear garden
 - Off road parking
 - Viewing essential



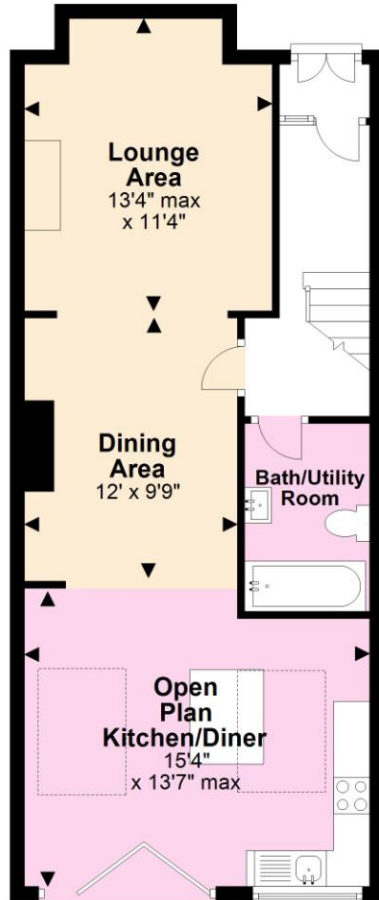








Ground Floor



First Floor



Total area: approx. 997.0 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,053.69 per annum (2024/2025)

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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