

Hyman
Estate & Letting



Hill
Agent



75 Connaught Avenue, Shoreham-by-Sea, West Sussex, BN43 5WL

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£425,000 - Freehold

“

A lovely family home with 70' south-west garden, being within walking distance of the Town Centre ”

Hyman Hill are delighted to offer for sale this three bedroom mid terrace family home situated in a popular residential location being within walking distance of Shoreham Town Centre and mainline railway station.

Benefits include; a spacious 25'9 bay fronted lounge through dining room, fitted kitchen, full width double glazed conservatory, three first floor bedrooms and bathroom. A staircase from the landing leads to a spacious useable loft area. Externally there is a large 70' (approx.) rear gardens that boasts a favoured sunny south-westerly aspect and there is a garage which can be accessed via a rear access lane.

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.

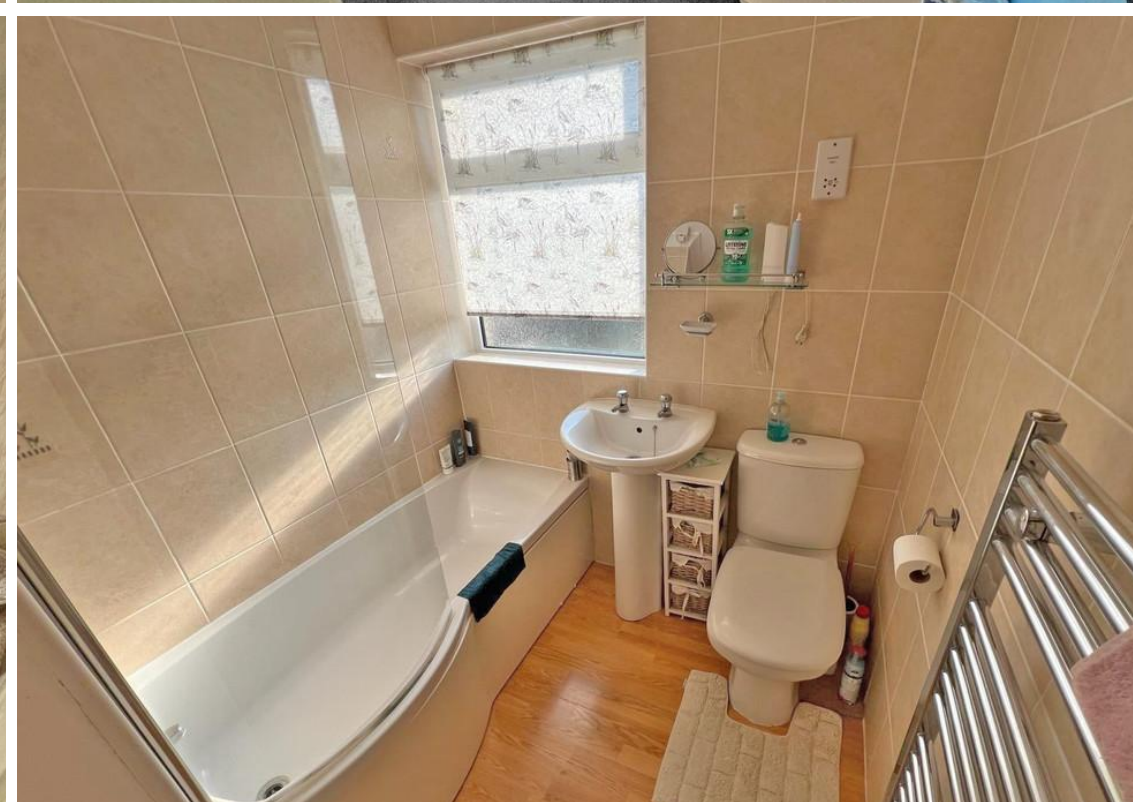
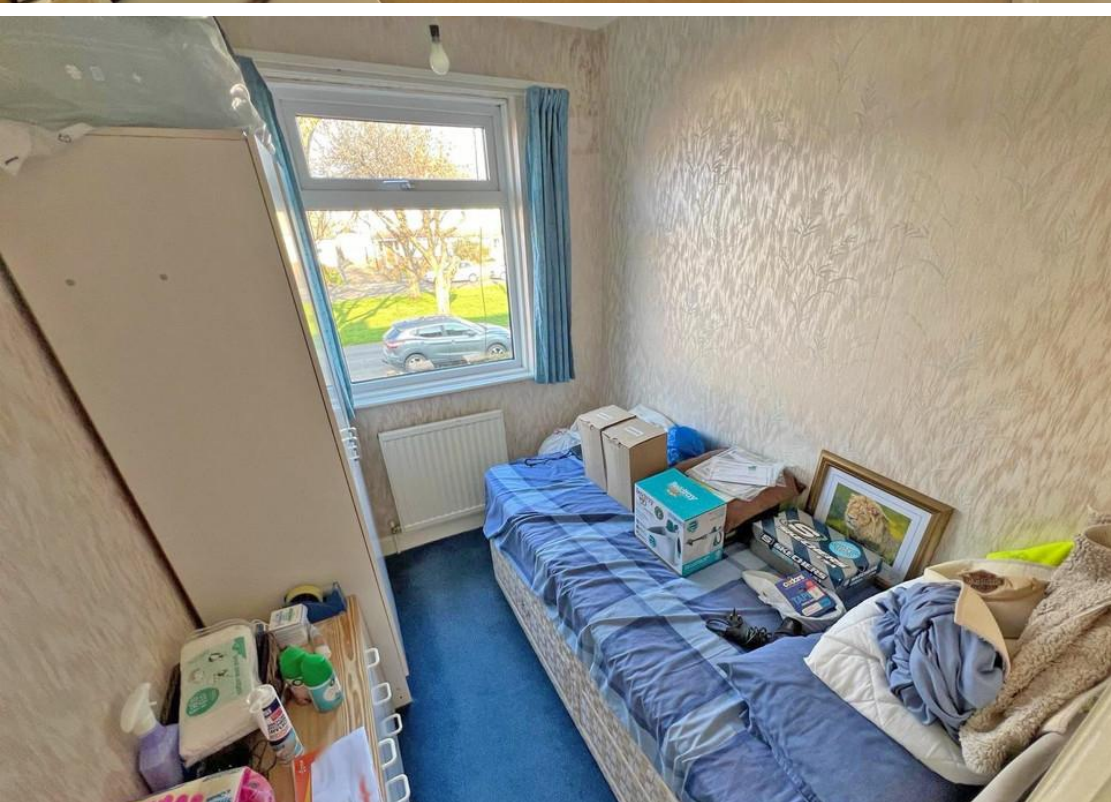
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Three bedroom mid terrace home
 - Situated within walking distance of the town centre
 - 25'9 bay fronted lounge / diner
 - Full width double glazed conservatory
 - Useable loft area
 - Approx. 70' south-west rear garden
 - Garage situated to rear
 - Internal viewing highly recommended



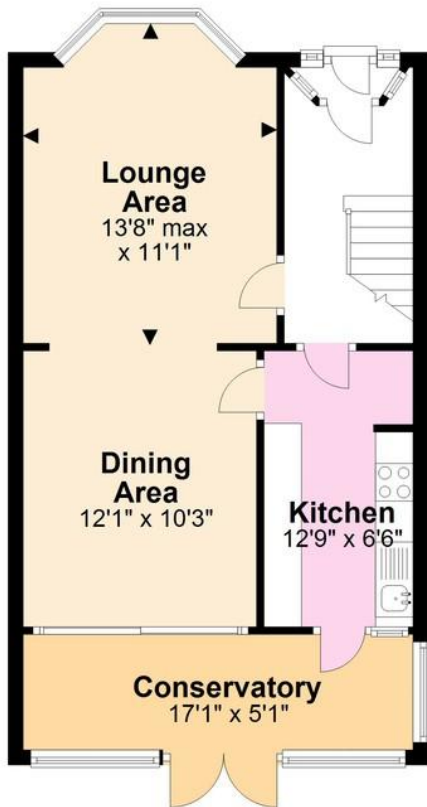




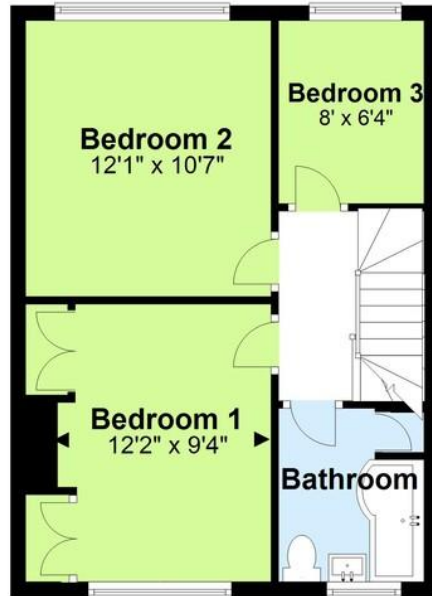




Ground Floor



First Floor



Second Floor



Total area: approx. 1186.8 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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

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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