

Hyman
Estate & Letting



Hill
Agent



9 Cedar House, Southlands Way, Shoreham-by-Sea, West Sussex, BN43 6AU

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£219,950



A very well presented one bedroom top floor flat with parking space.



Hyman Hill is delighted to offer for sale this very well presented ONE DOUBLE BEDROOM TOP FLOOR FLAT located in the highly popular Southlands hospital development.

The property benefits from having a good-sized lounge dining room opening into a well-presented fitted kitchen, a good-sized double bedroom with fitted wardrobes, bathroom, Juliet style balcony, allocated parking space.

Located in a convenient location near the Holmbush centre with Tesco and Marks & Spencer plus offering easy access to the A27.

No Chain.

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.

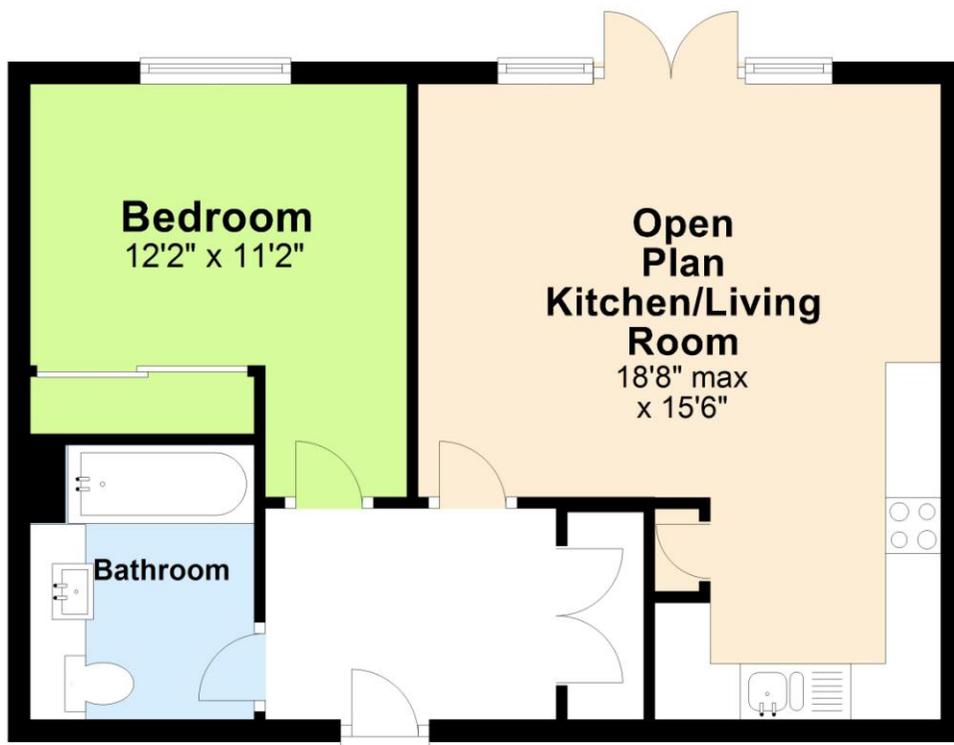
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- Top floor flat
 - One double bedroom
 - Good sized lounge diner
 - Juliet style balcony
 - Fitted kitchen
 - Allocated parking space
 - Highly popular location
 - No chain







Second Floor



Total area: approx. 503.3 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	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: B £1,796.98 per annum (2024/2025)

Tenure: Leasehold

Local Authority: Adur



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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