



48 Pacific Court, Riverside, Shoreham Beach, BN43 5RW

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Offers in Excess of £325,000 Share of Freehold

“**Third floor two double bedroom flat with direct sea & river views**”

Hyman Hill is delighted to offer for sale this well presented TWO DOUBLE BEDROOM third floor apartment located in a highly popular development in the desirable location of Shoreham Beach.

The property features a spacious lounge diner with balcony and sea views, separate kitchen with river views, two bedrooms both having balconies (one having sea views and the other having river views) and shower room.

Added benefits include a garage in near by compound and a passenger LIFT.

Opposite Shoreham footbridge there is access directly into Shoreham high street and main line train station.

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.

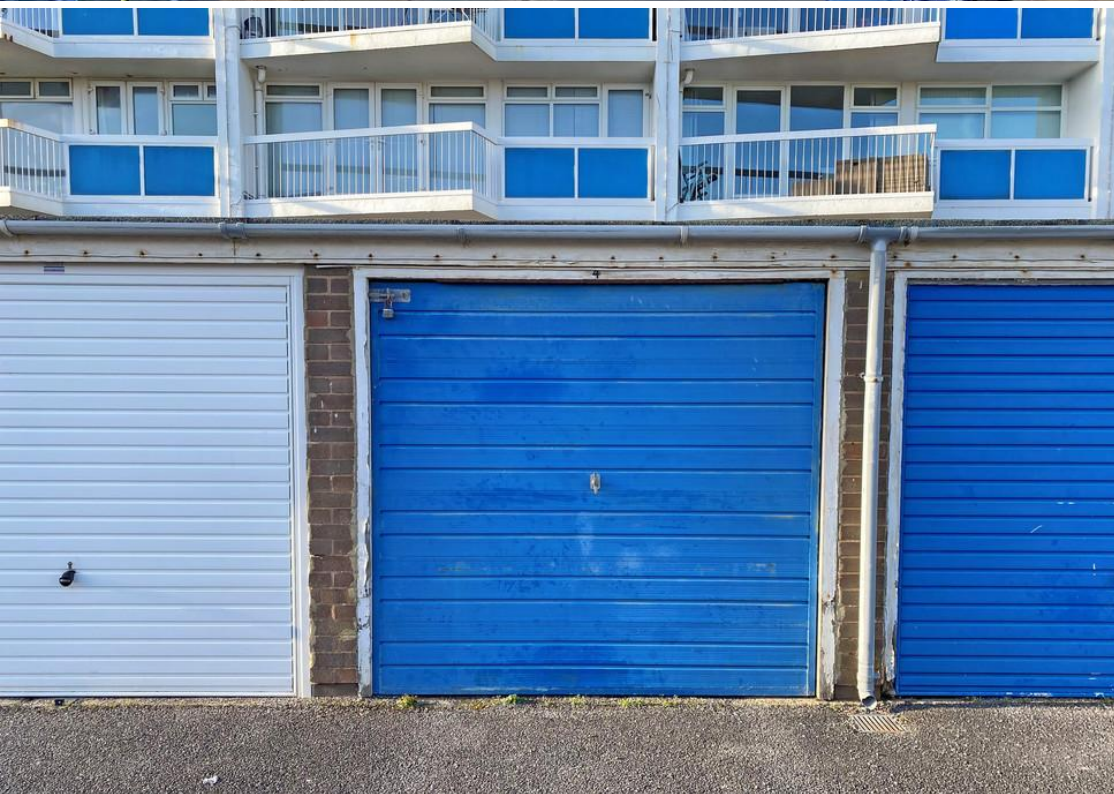
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- Third floor apartment
 - Two double bedrooms
 - Large lounge diner
 - Two balconies
 - Direct sea and river views
 - Passenger lift
 - Near Shoreham town centre
 - Garage in compound



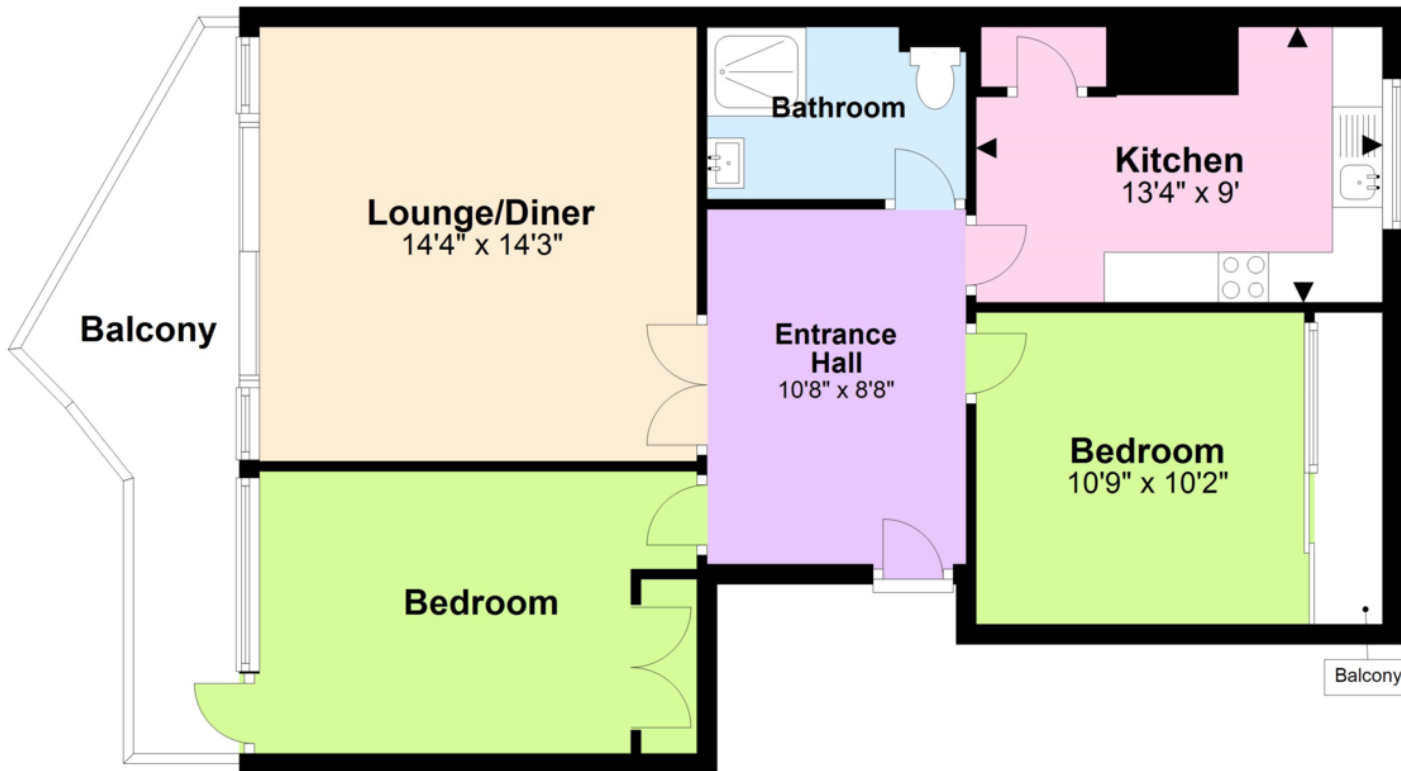








Third Floor



Total area: approx. 762.4 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

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

Tenure: Share of 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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