

Hyman  
Estate & Letting



Hill  
Agent



9 Williams Road, Shoreham-by-Sea, West Sussex, BN43 6BP

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£399,950 Freehold

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*A delightful two double bedroom house with a wonderful garden & garage to rear* ”

Hyman Hill are delighted to offer for sale this well presented two double bedroom semi detached house situated on level ground within a popular residential setting.

Offering bright, spacious and well proportioned accommodation, the property has features to include; ground floor WC, separate lounge to front, 19'5 fitted kitchen/diner, two first floor double bedrooms, family bathroom, double glazing and gas central heating. Externally, there is a charming rear garden measuring approximately 50' long that is predominately laid to lawn with a decking area to rear. The garden also benefits from a timber summerhouse that currently provides an excellent working/office space and various storage outbuildings. There is a gate to the rear giving access to the garage which is serviced from a vehicular road to rear and block paving to the front affords ample off road parking.

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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- Semi-detached house
  - Two double bedrooms
  - Delightful large rear garden
    - Ground floor WC
  - 19'5 kitchen/diner
  - Double glazing & gas central heating
  - Ample off road parking to front & garage to rear
  - Shoreham Academy catchment











## Ground Floor



## First Floor



Total area: approx. 912.3 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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:** 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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