

Hyman
Estate & Letting



Hill
Agent



12 Stoney Lane, Shoreham by Sea, West Sussex, BN43 6LA

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£350,000

“ Well presented two bedroom bungalow with conservatory. ”

Hyman Hill is delighted to offer for sale this well presented TWO BEDROOM semi detached bungalow located in a popular location in Shoreham.

The property benefits from having a good-sized lounge opening onto the conservatory, kitchen, bathroom and two good sized bedrooms. The outside comprises of a well-presented rear garden and off-road parking to the front for several vehicles.

The property is in a convenient location with the Holmbush centre nearby and being in Shoreham academy catchment area.

Viewing is advised.

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.

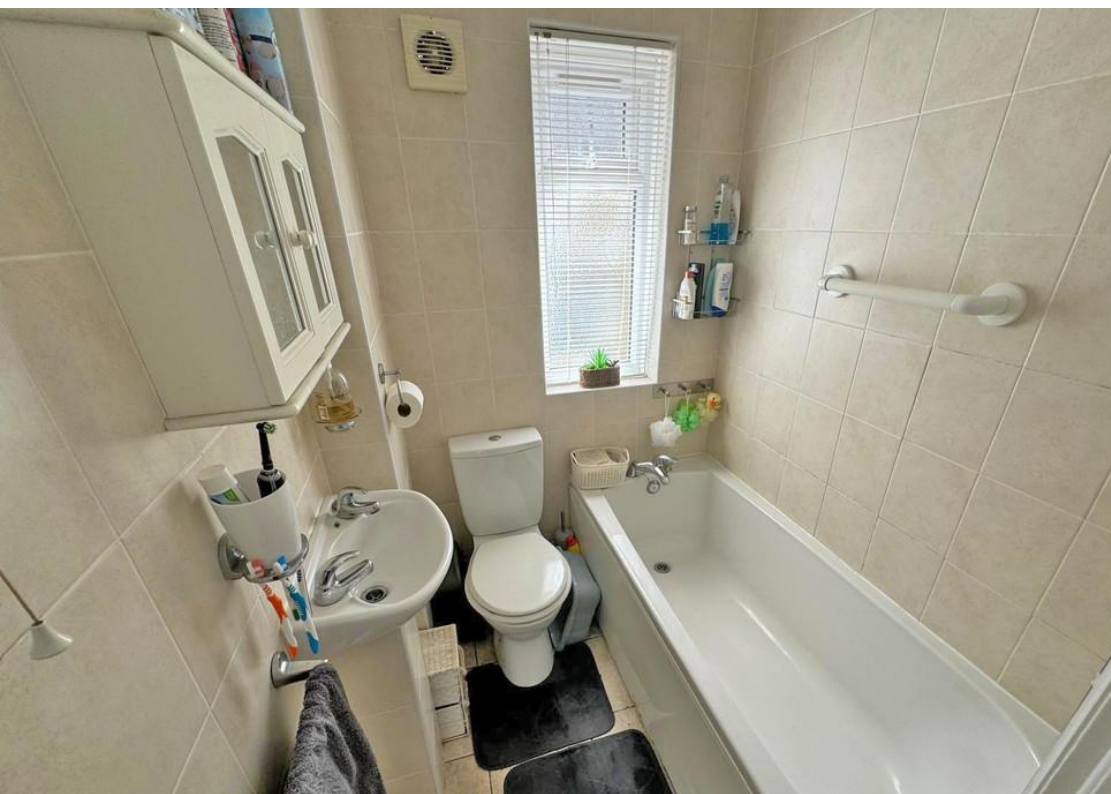
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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 bungalow
 - Two bedrooms
 - Good sized lounge
 - Conservatory
 - Good sized rear garden
 - Off road parking
 - Near Holmbush centre
 - Shoreham Academy catchment







Ground Floor

Approx. 498.7 sq. feet



Total area: approx. 498.7 sq. feet

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

12 Stoney Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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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