

Hyman  
Estate & Letting



Hill  
Agent



10 New Road, Shoreham-by-Sea, West Sussex, BN43 6RA

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Offers in Excess of £350,000

“Very well presented two-bedroom TOWN CENTRAL property with accommodation set over four floors”

A brilliant opportunity to purchase this very well presented TWO BEDROOM terraced house located in Shoreham TOWN CENTRE.

The property accommodation is set over four floors and benefits from a BASEMENT, lounge dining room, gallery kitchen, two bedrooms one having views towards the river Adur, bathroom and patio rear garden.

Situated in the centre of Shoreham this property offers easy access to all the restaurants and the FOOTBRIDGE leading to Shoreham Beach.

Viewing is highly recommended.

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.

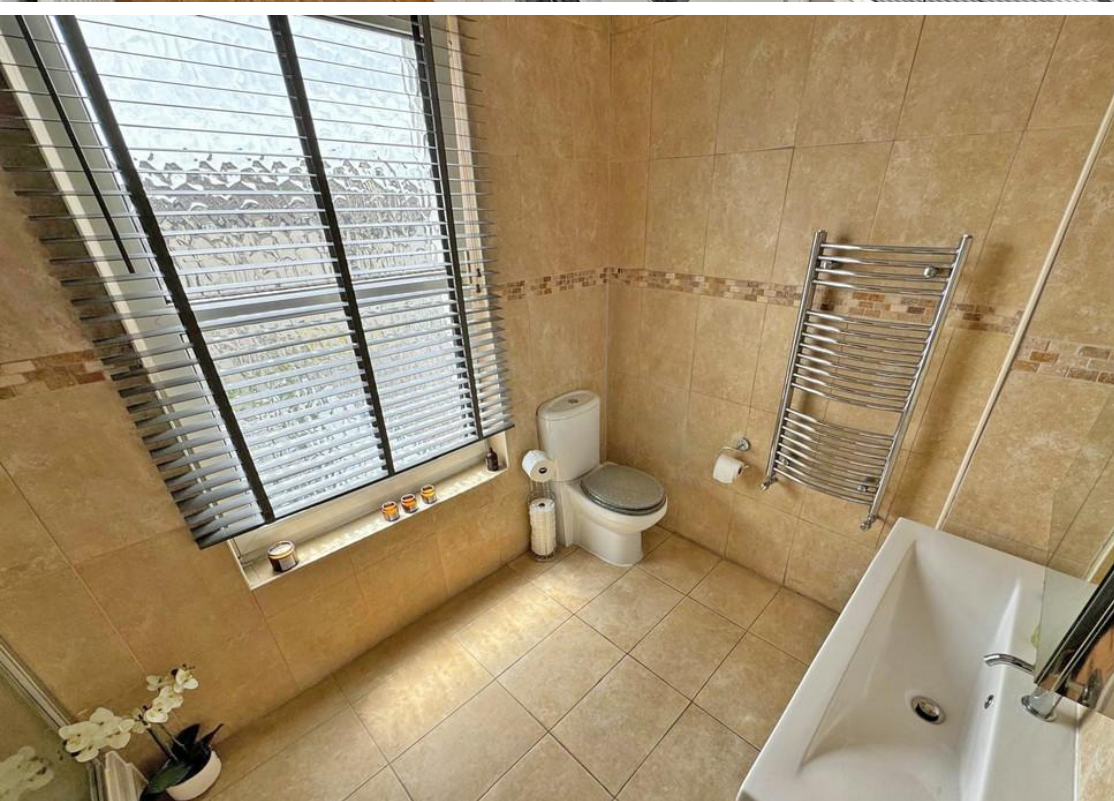
Shoreham benefits from Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Accommodation over 4 floors
    - Lounge plus dining room
      - Gallery kitchen
      - Basement
  - River views
  - Patio rear garden
  - Town centre
  - Viewing is a must













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		
55-68	D	67 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 Council



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

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