

Hyman
Estate & Letting



Hill
Agent



6 Southlands Court, St Giles Close, Shoreham by Sea, West Sussex, BN43 6GU

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£175,000



A first floor ONE BEDROOM flat located near Shoreham's main line station and High Street



Hyman Hill is delighted to offer for sale this very well presented ONE DOUBLE BEDROOM first floor flat located in a highly popular location in Shoreham.

The flat benefits from an entrance hall with three fitted cupboards, a good-sized lounge opening onto a refitted kitchen with granite work tops, a large double bedroom and shower room. There is unallocated parking at the rear of the flats with a storage unit adjacent.

Located in a popular location and near Shoreham mainline station this flat suits professional buyers looking to commute, first time buyers or buy to let landlords.

Viewing is a must.

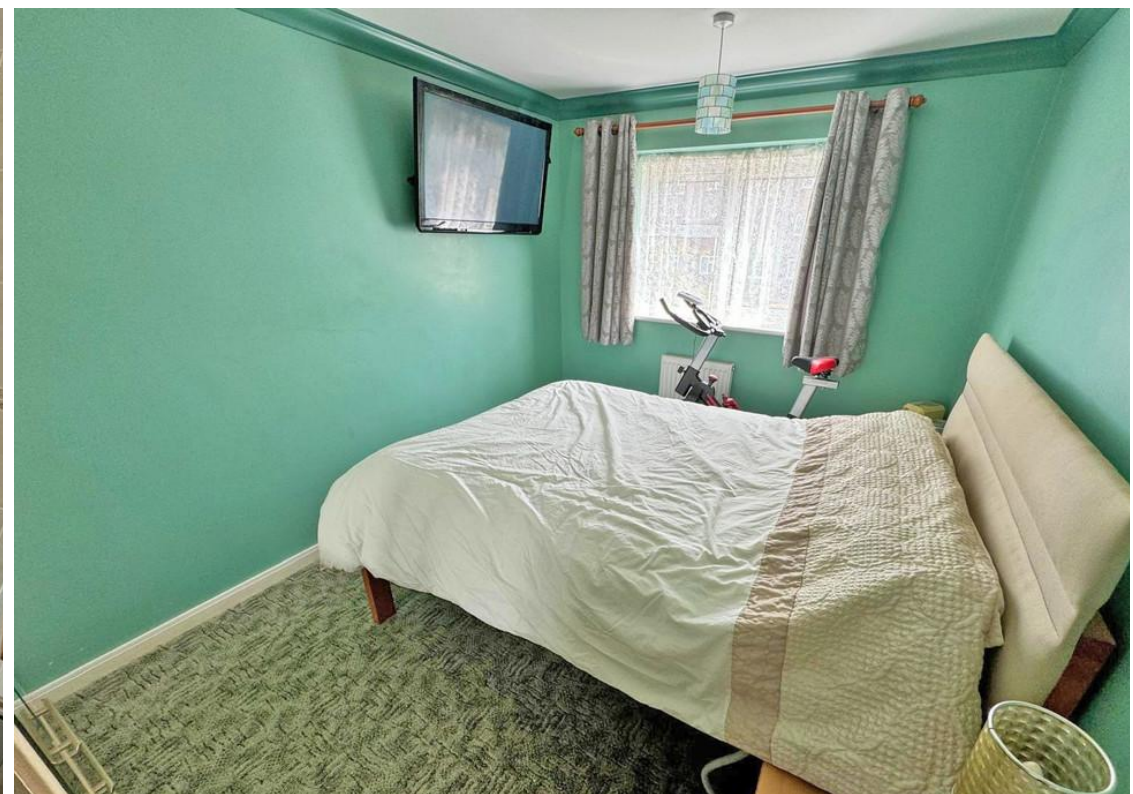
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

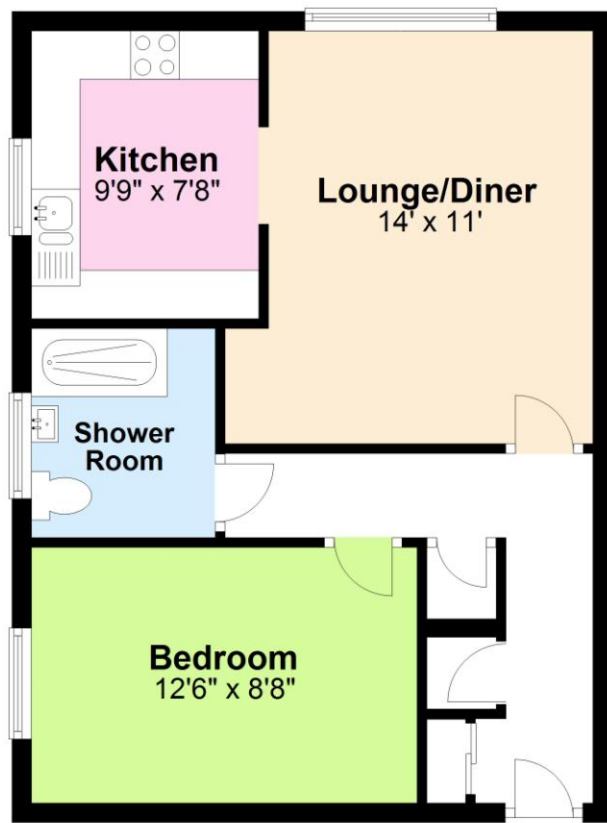
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- First floor flat
 - One double bedroom
 - Good sized lounge
 - Refitted kitchen
 - Shower room
 - Popular location
 - Near mainline station
 - Viewing highly recommended



Ground Floor



Total area: approx. 495.9 sq. feet

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

Useful Information

Council Tax Band: A £1,540.27
per annum (2024/2025)

Tenure: Leasehold

Maintenance: £1,334 (PA)

Ground Rent: £10 (PA)

Lease length: 91 years remaining.

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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