

Hyman  
Estate & Letting



Hill  
Agent



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

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

£159,950

“

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

”

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.

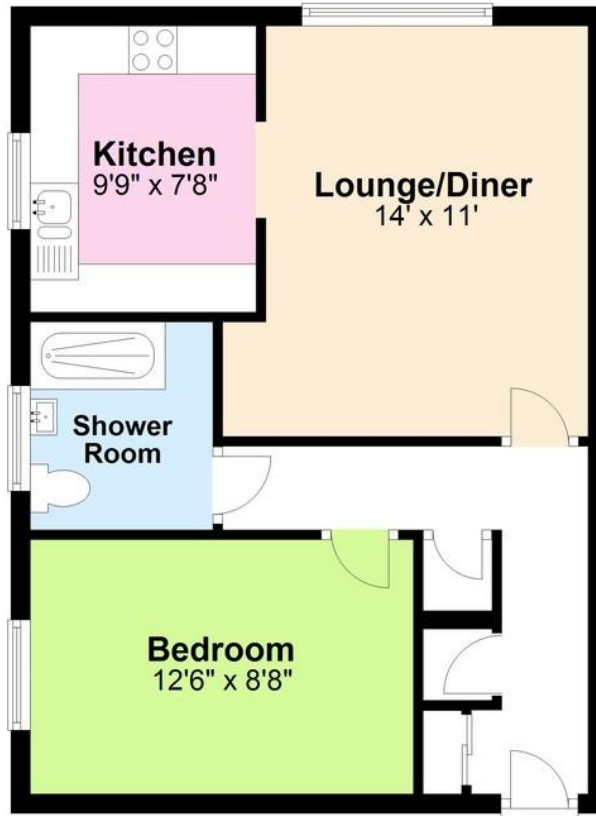
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

- 
- 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.

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

### 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.



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

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)