

Hyman

Estate & Letting



Hill

Agent

200 Harbour Way, Shoreham Beach, West Sussex, BN43 5HZ

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Offers in Excess of £480,000



A delightful FOUR BEDROOM THREE BATHROOM home with waterside views



Hyman Hill is delighted to offer for sale this very well presented FOUR double bedroom family home with TWO en suites plus a family bathroom. Located on the desirable Shoreham Beach this property is situated opposite a secluded beach which is one of Shoreham's best kept secrets. The property has river views and offers easy access to both the river and beach opposite, ideal for wild water swimming, paddle boarding and kayaking. The house offers a great lifestyle opportunity with access to both water, the Coastal Path, Downland footpaths, and cycle routes. There is off street parking to the front of the house and ample free parking opposite. There is no chain and viewings are highly recommended.

The property benefits from an open plan ground floor, with kitchen breakfast room, and lounge opening onto a sunny southwest facing garden with patio and lawn. The useful garden store has both garden and separate street access.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. Shoreham Beach has a good selection of local shops in Ferry Road, with convenience stores, bakery, fish restaurant, ice cream parlour and takeaways. There is a mini Waitrose at the Beach entrance. 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 (55 mins) and to the west.

There is a primary school located on Shoreham Beach with a 'Good' Ofsted rating, an additional range of Primary & Secondary schools can be found in Shoreham, 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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- Four double bedroom family home
 - Three bathrooms (two en suites)
 - Ground floor kitchen and lounge
 - Waterside views
 - Opposite secluded beach
 - Well presented rear garden
 - Well presented throughout
 - No chain



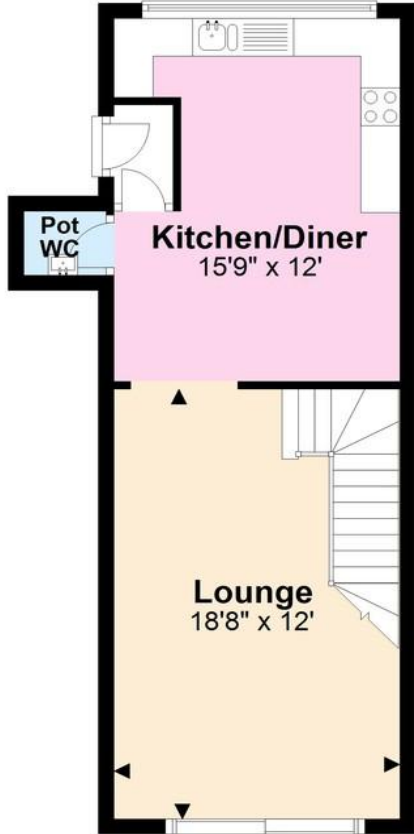




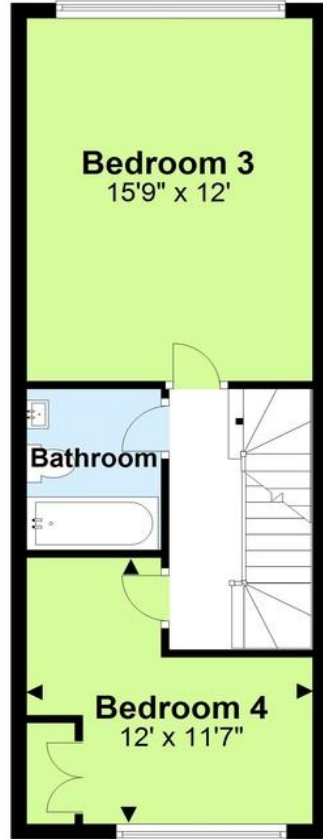




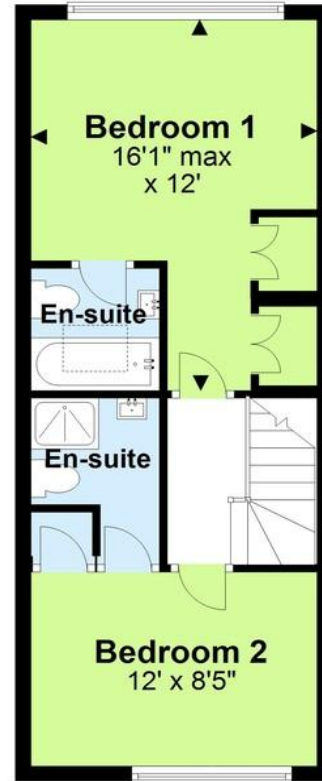
Ground Floor



First Floor



Second Floor



Total area: approx. 1235.5 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D

Council Tax Cost: £2,310.40
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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