

Hyman  
Estate & Letting



Hill  
Agent

2 Sussex Wharf, Shoreham Beach, West Sussex, BN43 5PS

## 2 Sussex Wharf, Shoreham Beach, West Sussex, BN43 5PS

Offers in Excess of £450,000



Beautifully presented FOUR BEDROOM and TWO BATHROOM family home with river views



Hyman Hill is delighted to offer for sale this VERY WELL PRESENTED four-bedroom family home located in a highly popular location on Shoreham beach and offering RIVER VIEWS. On the ground floor there is a good-sized lounge dining room opening onto a SOUTH FACING REAR GARDEN, well presented kitchen and cloakroom. The first floor comprises of two good sized bedrooms and the family bathroom. The second floor comprises of two further bedroom and en suite to the master. The south facing rear garden is easy maintenance with artificial grass and has a private gate leading to an allocated parking space and garage. There is a communal play park to the front of the property and there are river views. Viewing is a must to appreciate this property.

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.

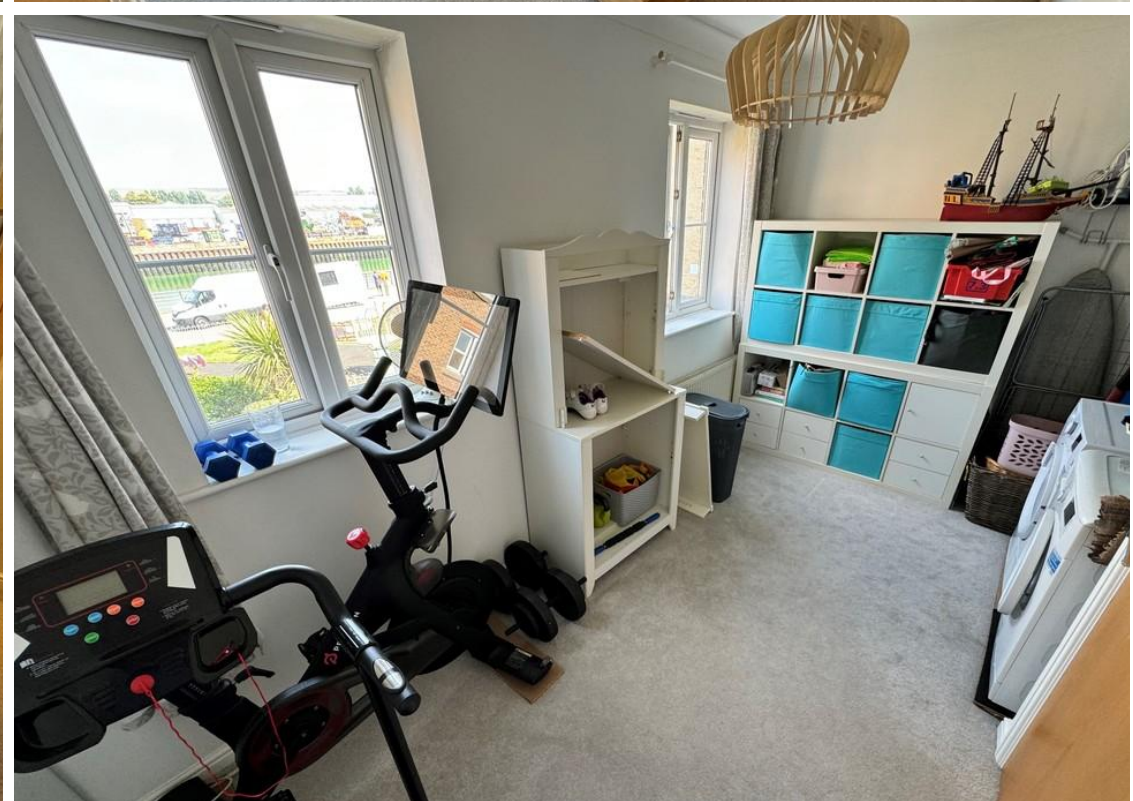
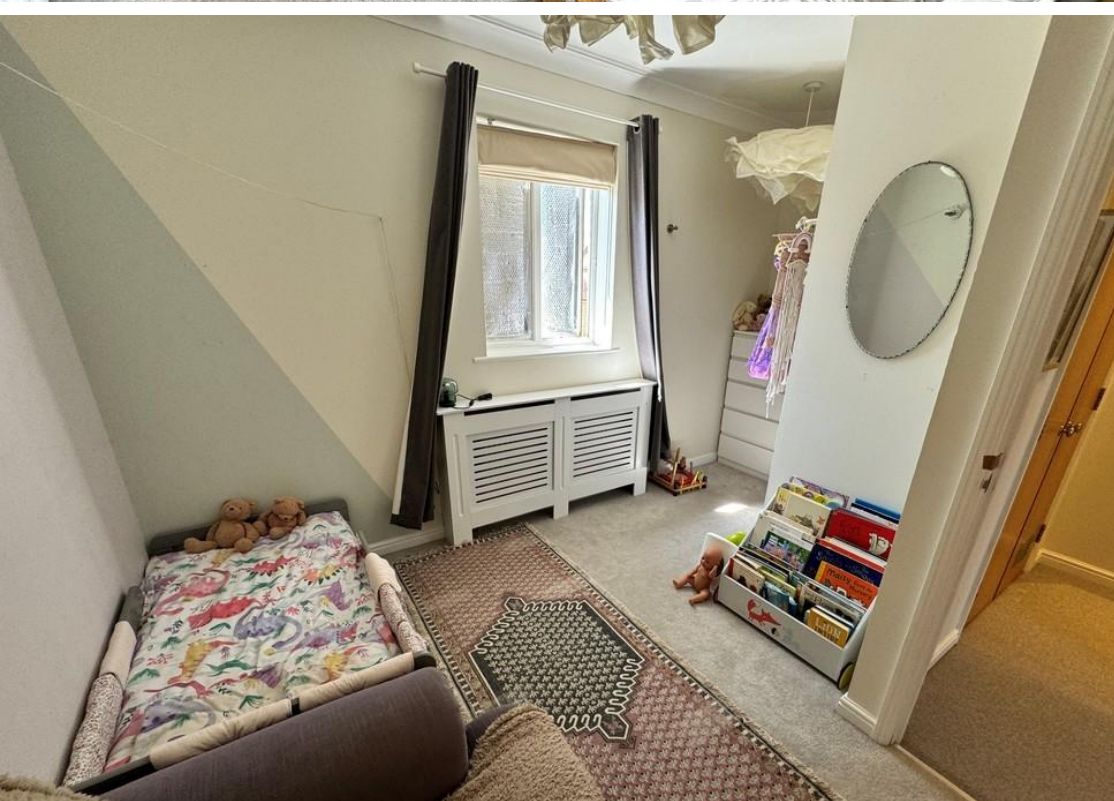
Shoreham benefits from many Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Family home
  - Four good sized bedrooms
  - Family bathroom plus en suite
  - Good sized lounge diner
  - Ground floor cloakroom
  - River views
  - Garage plus parking space
  - Good sized south facing rear garden



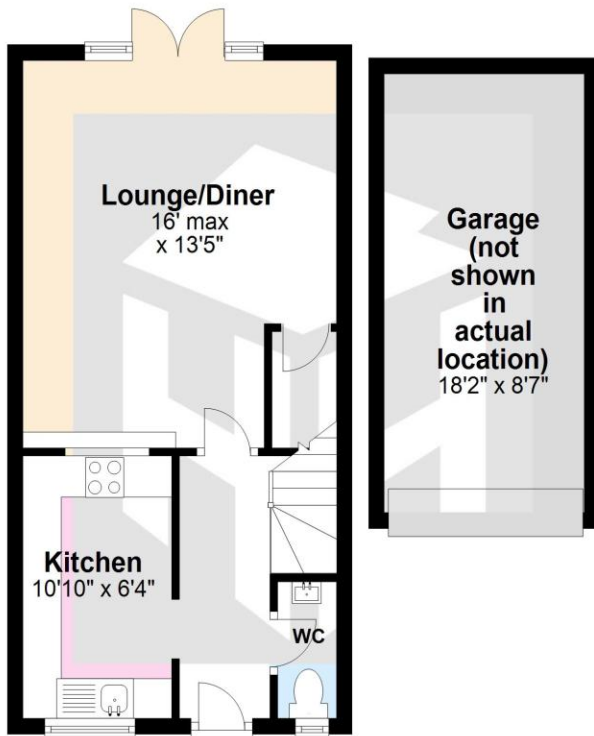




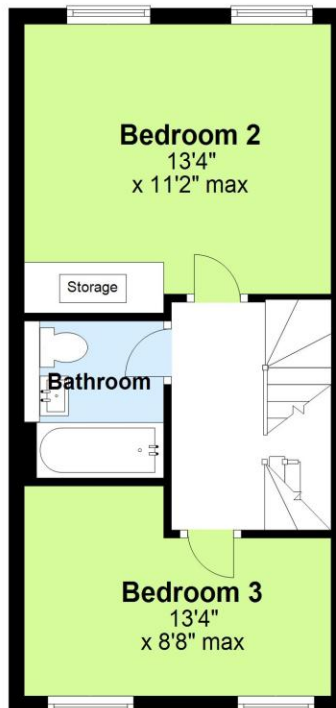




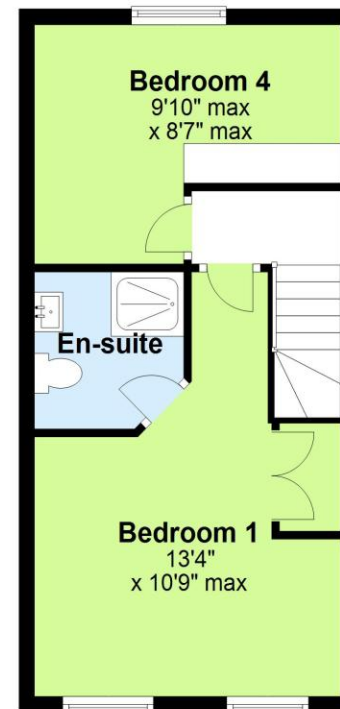
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 1242.9 sq. feet

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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** E - £2,823.82  
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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