

Hyman
Estate & Letting



Hill
Agent

Ground Floor Flat, Rosslyn, Shoreham-by-Sea, West Sussex, BN43 5WD

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£265,000 - Share of Freehold

“ A spacious ground floor flat in central Shoreham with PRIVATE SOUTH FACING REAR GARDEN and NO CHAIN ”

A rare opportunity has arisen to purchase this deceptively spacious, well presented one bedroom apartment occupying the ground floor of this character Victorian property situated in the heart of Shoreham town centre being just a stone's throw from the High Street and main line railway station.

Internally, the accommodation boasts a bay fronted double bedroom, triple aspect lounge, spacious 16'8 fitted kitchen/diner and shower room. Externally the property enjoys a spacious private garden benefitting from a favoured sunny southerly aspect. Furthermore, there is a 50% share of the freehold interest and no on-going chain.

We highly recommend undertaking an internal inspection to fully appreciate this home and its favourable, convenient location.

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

In accordance with the Estate Agency Agent 1979, the vendor of this property is related to a member of staff at Hyman Hill.

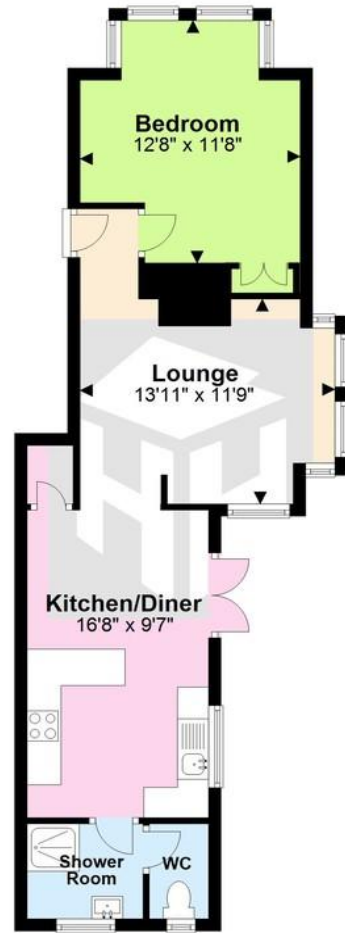
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- Ground floor apartment
 - One double bedroom
 - Spacious 16'8 fitted kitchen/diner
 - Private southerly aspect rear garden
 - Town centre living
 - Share of the freehold interest
 - Viewing essential
 - No on-going chain







Ground Floor



Total area: approx. 527.1 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: B - £1,796.98 per annum (2024/2025)

Tenure: Share of Freehold interest.

Service Charge: £600 pa.

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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