

Hyman
Estate & Letting



Hill
Agent



12 Bluebird Close, Shoreham Beach, Shoreham-by-Sea, West Sussex, BN43 5PL

12 Bluebird Close, Shoreham Beach, Shoreham-by-Sea, West Sussex, BN43 5PL

£500,000

Hyman Hill are delighted to offer for sale this extended, very well presented four bedroom family home arranged over three storeys situated in a delightful cul-de-sac location within the popular 'Sussex Wharf' development.

Located alongside the River Adur and being just a short stroll to the beach, this deceptive home has features and accommodation to include; ground floor WC, impressive open plan living area boasting a contemporary German fitted kitchen with quartz work surfaces, lounge opening into an extended dining room with vaulted roof (installed 2024), three first floor bedrooms (two of which are doubles) with family bathroom and a lovely second floor master bedroom having an en-suite shower room.

Externally, there is a low maintenance rear garden with artificial grass and patio areas together with a large timber storage shed.

An allocated parking space is situated immediately in front of the property.

We highly recommend undertaking an internal viewing to fully appreciate the deceptive nature of this property.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing.

Local convenience shops can be found in Ferry Road where there is a footbridge over the River Adur giving direct access to the vibrant town centre, 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.

-
- Extended terraced family home arranged over three floors
 - 4 bedrooms (three doubles with fitted wardrobes)
 - Spacious open plan kitchen/living space with extended dining room
 - En-suite to master bedroom
 - Ground floor cloakroom
 - Close to river walks
 - Popular Shoreham Beach location
 - Allocated parking space



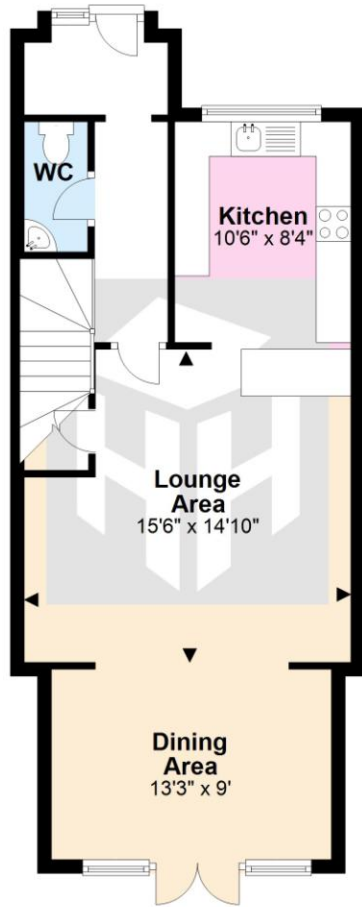




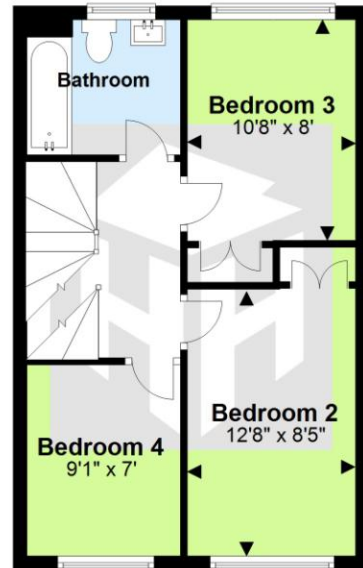




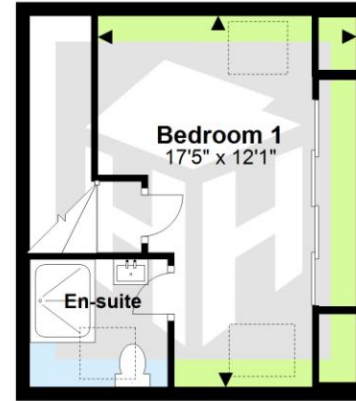
Ground Floor



First Floor



Second Floor



Total area: approx. 1166.1 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,310.40 per annum.

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.

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