

Hyman
Estate & Letting



Hill
Agent

50 St Giles Close, Shoreham by Sea, West Sussex, BN43 6GR

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OFFERS IN EXCESS OF £400,000

“ A delightful THREE BEDROOM family home located on a generous corner plot with SOUTH FACING garden ”

Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM end of terraced family home located on a generous corner plot.

On the ground floor there is a large lounge dining room with double glazed doors leading to the south facing rear garden and kitchen. The first floor has three bedrooms and the family bathroom with separate cloakroom.

The outside has a larger than normal SOUTH FACING REAR GARDEN being mainly laid to lawn, patio seating area and decking play area, shed and access to the front.

Located near Shoreham mainline station and the high street as well as being in Shoreham academy catchment area this property is an ideal purchase for any family.

Viewing is highly recommended.

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.

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- End of terraced family home
 - Three bedrooms
 - Large lounge dining room
 - Family bathroom with separate cloakroom
 - Large south facing rear garden
 - Corner plot
 - Shoreham academy catchment
 - Close to mainline station

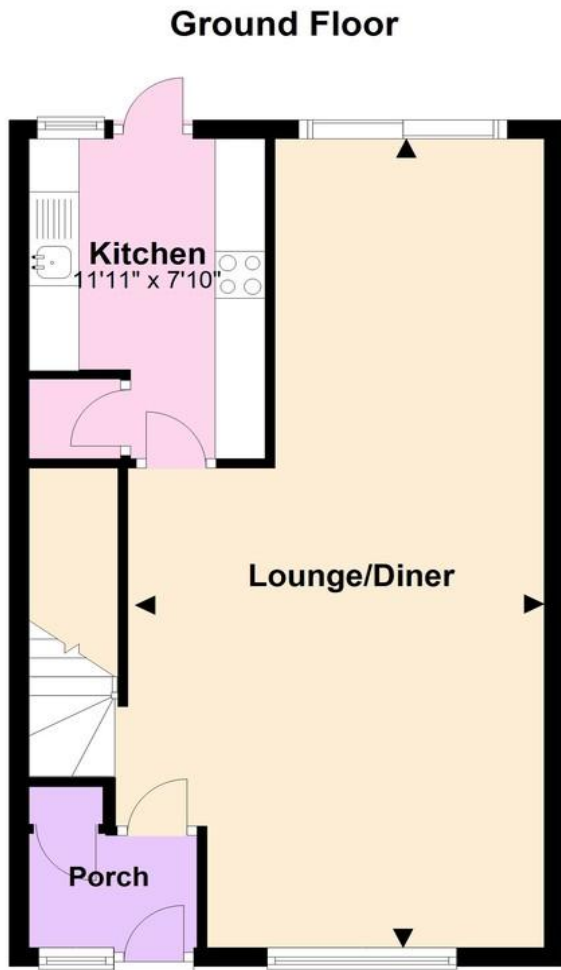












For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,053.69 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.

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