

Hyman
Estate & Letting



Hill
Agent



3 Rainbow Square, Shoreham by Sea, West Sussex, BN43 6AX

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Offers in Excess of £350,000



A very well presented TWO DOUBLE BEDROOM terraced house located in a highly popular location



Hyman Hill is delighted to offer for sale this well presented TWO DOUBLE BEDROOM terraced family home in Shoreham.

The ground floor of the property consists of a kitchen and cloakroom, and a good-sized lounge-diner with double-glazed patio doors leading onto the rear garden. The garden has direct access to an ALLOCATED PARKING SPACE. The first floor comprises of TWO DOUBLE BEDROOMS and the family bathroom.

Located in the SHOREHAM ACADEMY CATCHMENT AREA with convenient access to Upper Shoreham Road and its links to the Holmbush centre and A27.

VIEWING IS A MUST

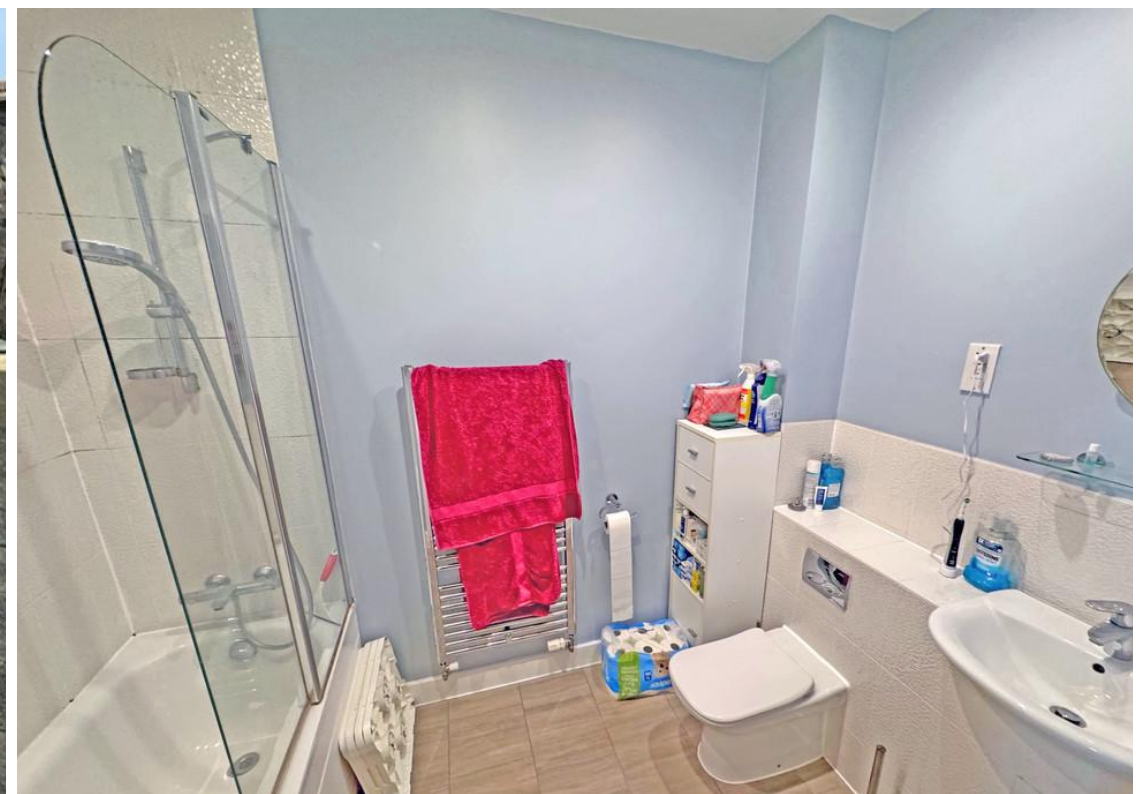
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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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- Terraced family home
 - Two double bedrooms
 - Good sized lounge
 - Ground floor cloakroom
 - Good sized rear garden
 - Allocated parking space
 - Highly popular location
 - Shoreham academy catchment

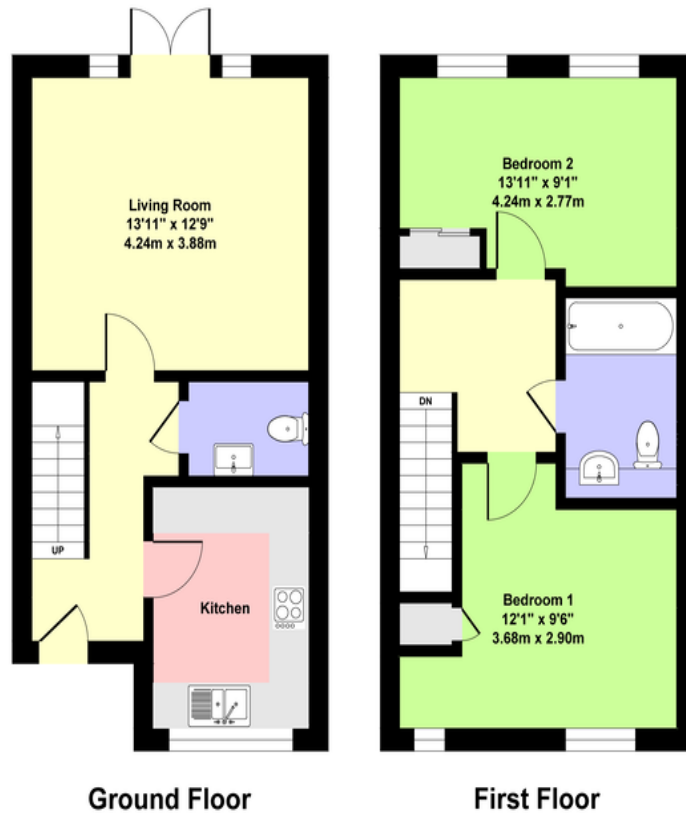






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Approximate Gross Internal Area
764 sq ft - 71 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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