

Hyman  
Estate & Letting



Hill  
Agent

1 St Marys Close, Shoreham by Sea, West Sussex, BN43 5ZB

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£499,950

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A beautifully presented TWO BEDROOM cottage located in the heart of Shoreham town



Hyman Hill is delighted to offer for sale this beautifully presented TWO DOUBLE BEDROOM cottage located in the heart of Shoreham and offering unrivalled views over St Marys Church. The property benefits from a dual aspect bay fronted lounge with open fireplace and direct views towards St Marys church, refitted kitchen with a large larder cupboard and double-glazed door offering side access, ground floor cloakroom and family bathroom. There is an added benefit of a good-sized brick-built storage shed. Situated directly opposite St Marys Church and located in the heart of Shoreham town centre and walking distance to the main line station this property is ideal for commuters or someone looking to downsize for convenient living. 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.

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

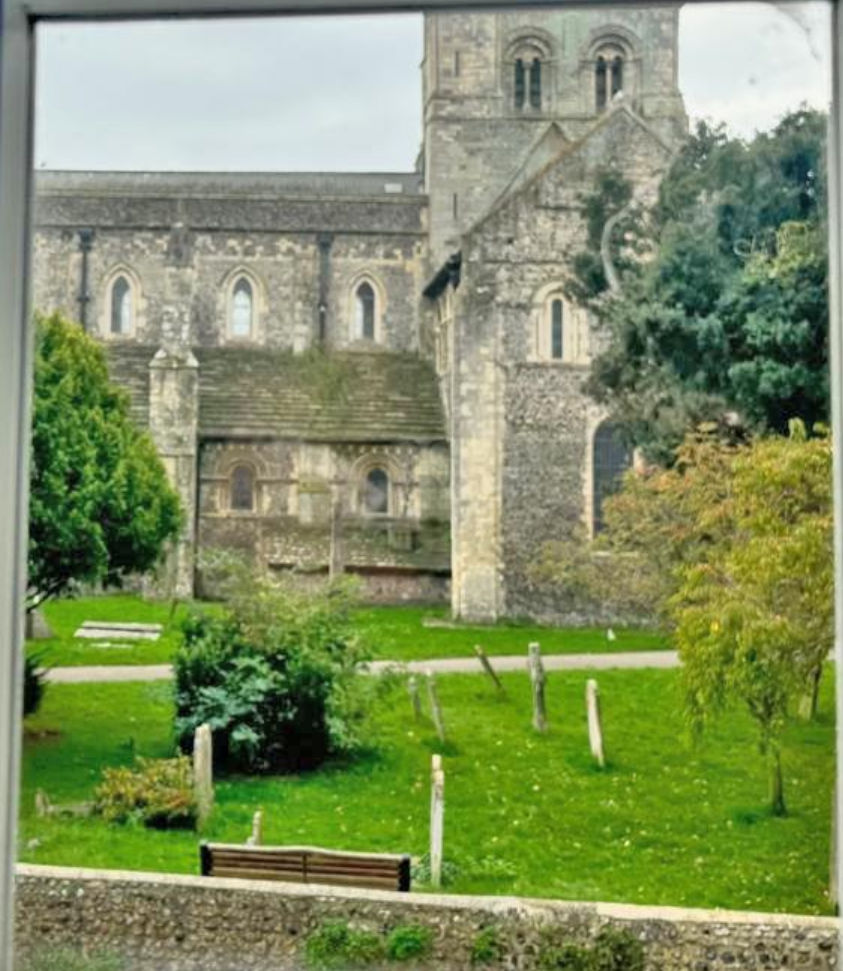
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Town centre living
  - Two double bedrooms
  - Dual aspect lounge
  - Refitted kitchen
  - Ground floor cloakroom
  - Refitted bathroom
  - Stunning views
  - Must be viewed



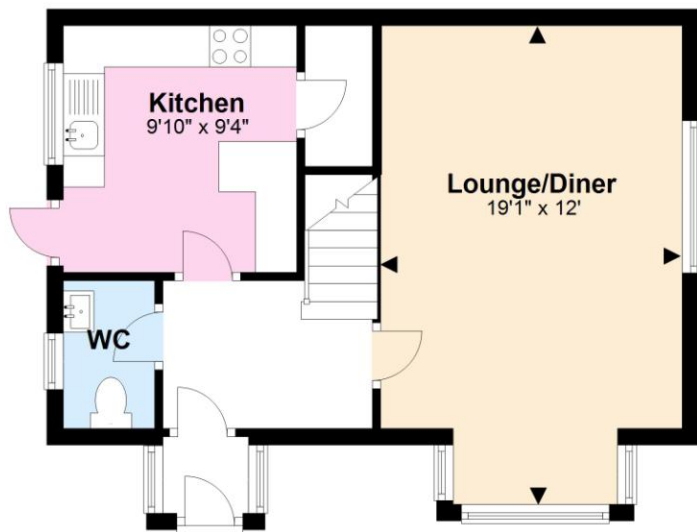








### Ground Floor



### First Floor



Total area: approx. 821.6 sq. feet

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

### Useful Information

**Council Tax Band:** D - £2,310.40 per annum (2024/2025)

**Tenure:** Share of Freehold

**Local Authority:** Adur District Council

**Maintenance:** £1,680 per annum

**Lease:** Remainder of a 999 year lease

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

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