

Hyman
Estate & Letting



Hill
Agent



10 Park Avenue, Shoreham by Sea, West Sussex, BN43 6PH

10 Park Avenue, Shoreham-by-Sea, West Sussex, BN43 6PH

£475,000 - Freehold

Hyman Hill are delighted to offer for sale this spacious, well-presented 1950's semi-detached family home situated in a highly popular road being on level ground and within easy reach of Shoreham mainline train station and amenities.

Having been extended to the rear, this bright, well-proportioned home has features to include; separate bay fronted lounge, dining room with opening leading to a fitted kitchen, full width sun room and ground floor cloakroom. Whilst already exposed in the dining room, we understand that the parquet wood flooring can also be found in the hallway and lounge. Three bedrooms are located to the first floor together with a modern fitted shower room with separate WC.

Externally, there is a good-sized rear garden with decorative patio and lawn. The front has been block paved affording off road parking for several parking together with a private driveway leading to a garage.

Offered with no on-going chain and being within the favoured catchment of Shoreham Academy, we highly recommend undertaking an internal inspection.

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 that is only a short walk away offering direct trains to Brighton, London and to the west.

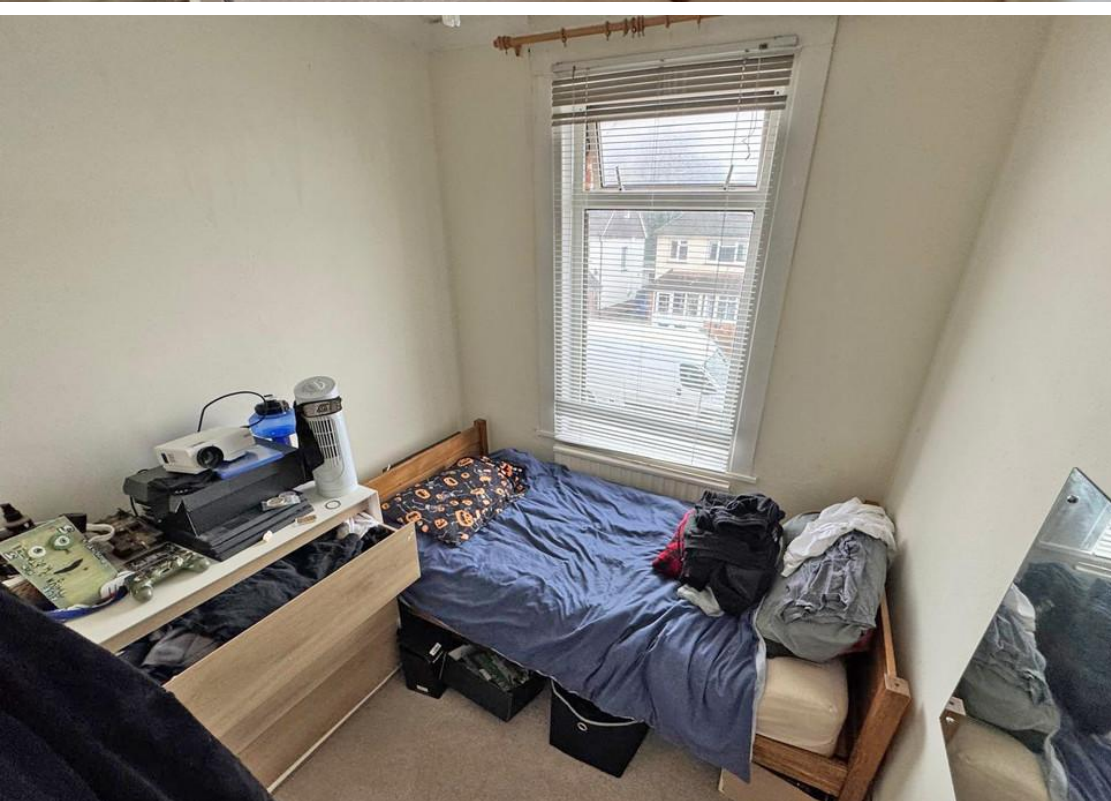
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

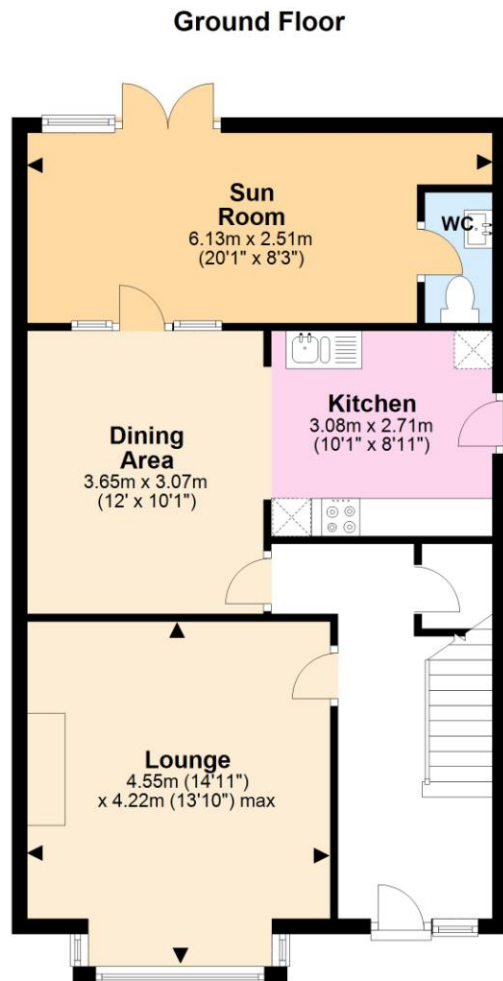
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

-
- Semi detached family home
 - Three bedrooms
 - Kitchen dining room
 - Separate bay fronted lounge
 - Extended sunroom
 - Good sized rear garden
 - Garage and off-road parking
 - Shoreham Academy catchment









Total area: approx. 108.4 sq. metres (1166.6 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D - £2,310.40 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