

Hyman  
Estate & Letting



Hill  
Agent



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



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Offers in Excess of £325,000

“

A very well presented THREE BEDROOM family home located in Shoreham academy catchment area

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Hyman Hill is delighted to offer for sale this very well presented three-bedroom family home located in a popular location in Shoreham.

On the ground floor the property benefits from a good-sized lounge dining room opening onto a SOUTH FACING conservatory, kitchen. The first floor has three bedrooms and a shower room with separate cloakroom.

There is a paved SOUTH FACING rear garden and lawn front garden.

Located in Shoreham academy catchment this property is an ideal purchase for families.

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
    - Three bedrooms
  - Large lounge diner
  - Conservatory

- Paved south facing rear garden
- Shoreham academy catchment
- Near Shoreham mainline station
  - Viewing is a must







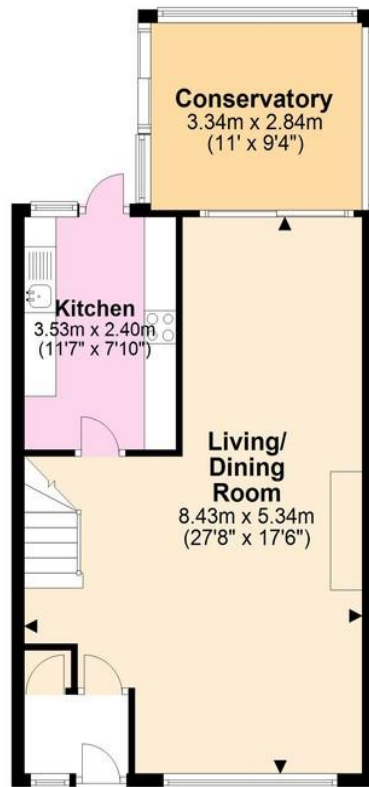




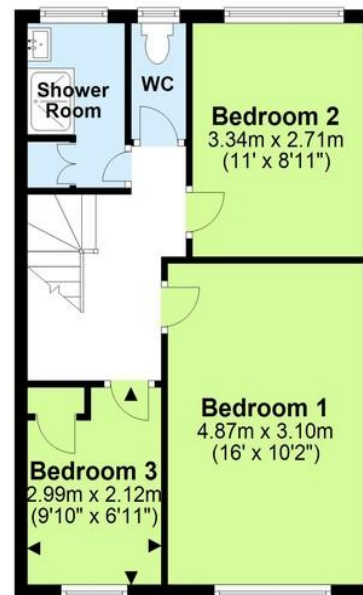




## Ground Floor



## First Floor



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.  
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** C - £2,151.33 per annum (2025/2026)

**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.

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