

Hyman
Estate & Letting



Hill
Agent



80 Mansell Road, Shoreham-by-Sea, West Sussex, BN43 6GP

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Guide Price £425,000 - £450,000 Freehold

Hyman Hill are delighted to present for sale this extended and beautifully presented family home, ideally situated on level ground within the catchment area of the highly regarded and Ofsted-rated 'Outstanding' Shoreham Academy.

This impressive property offers bright, deceptively spacious accommodation throughout, perfect for modern family living. The ground floor features a contemporary fitted utility room with WC, which offers potential to be reconfigured into a shower room if desired. At the heart of the home lies a stunning open-plan kitchen, dining, and living area measuring an impressive 32' x 21'2. This dual-aspect space is truly the 'wow' factor, enhanced by a striking glass roof lantern that floods the room with natural light, and complemented by a sleek, modern kitchen.

Upstairs, the first floor comprises three generously proportioned bedrooms and a recently renovated family bathroom, beautifully finished with a freestanding bath and separate shower cubicle.

Outside, the property enjoys a lovely rear garden with a favoured southerly aspect, offering a high degree of privacy and sunshine

throughout the day. A spacious patio area, ideal for alfresco dining and entertaining, leads to a well-maintained lawn. To the front, the driveway provides off-road parking for two vehicles.

This property is an ideal choice for first-time buyers or families looking to upsize, and an internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

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 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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| • Extended family home offering fantastic accommodation | • Stunning contemporary bathroom with shower |
| • Three good sized bedrooms | • Well presented throughout |
| • Spacious 32' x 21'2 open plan lounge/kitchen/dining area | • Secluded south facing rear garden |
| • Ground floor utility room with WC | • Off road parking to front |



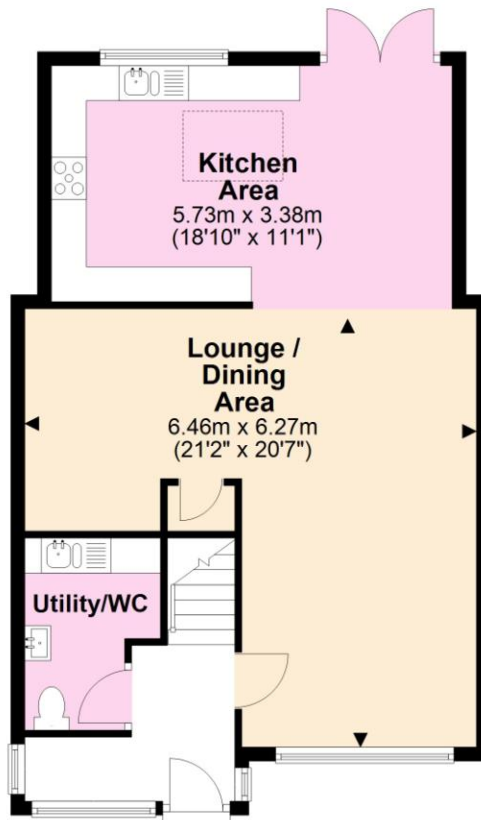




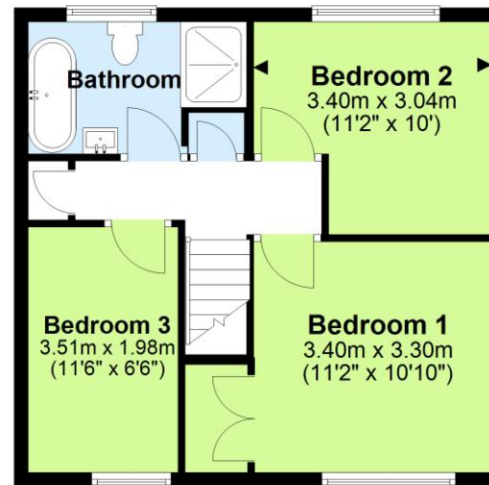




Ground Floor



First Floor



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,151.33 per annum

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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