

Hyman  
Estate & Letting



Hill  
Agent

6 Anchor Close, Shoreham Beach, West Sussex, BN43 5BY

# 6 Anchor Close, Shoreham-by-Sea, West Sussex, BN43 5BY

£350,000

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A beautiful FLINT FRONTED two double bedroom family home located on Shoreham Beach sold with NO CHAIN



Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM flint fronted family home located on the highly popular Shoreham Beach.

On the ground floor as you enter the property the front door leads you to the entrance hall having stairs to the first floor and a door into a good-sized lounge, 13'8 kitchen breakfast room and a large triple aspect conservatory.

The first-floor benefits from a landing with a hatch to loft space, storage cupboard and doors to the family bathroom and two double bedrooms both of which have built in wardrobes and one having an en-suite shower room.

There is an easy maintenance west facing rear garden with a large decking seating area, shed and rear access. To the front there is a lawned garden and private driveway with space for two vehicles.

The sellers have informed us the boiler was replaced a year ago and the property is sold with NO CHAIN. The property is an ideal home for all kinds of buyers especially ones looking to live by the seaside. Viewing is an absolute must.

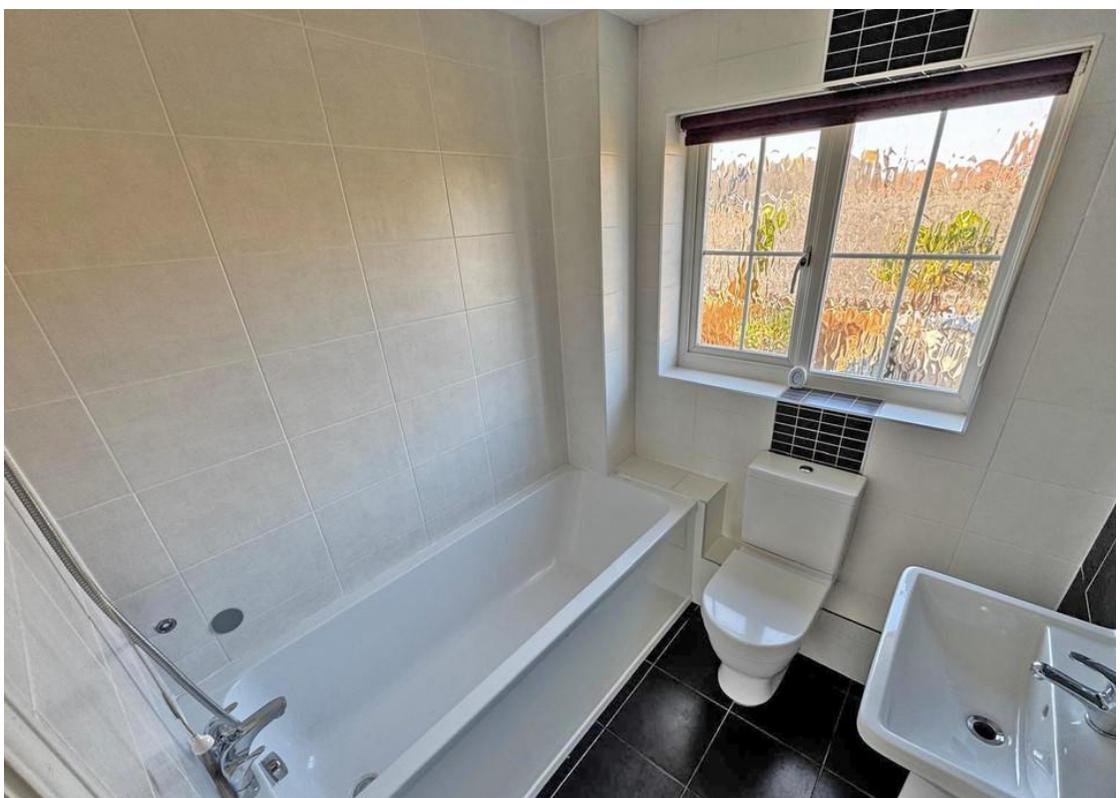
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

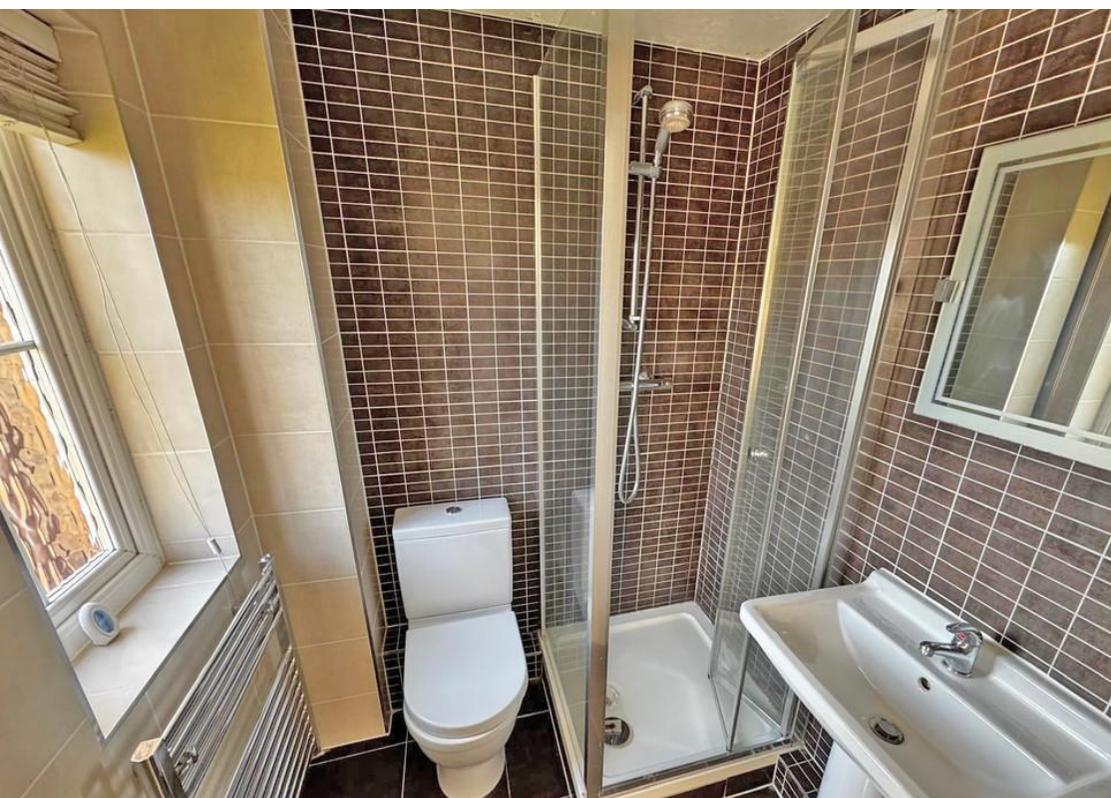
Shoreham benefits from having a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Flint fronted family home
  - Two double bedrooms
  - Good sized lounge diner
  - 13'8 kitchen breakfast room
  - Triple aspect conservatory
  - Bathroom plus en suite
  - Two parking space
  - No chain







### Ground Floor



### First Floor



Total area: approx. 67.7 sq. metres (728.5 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		85 B
69-80	C	72 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

**Maintenance:** There is £150 annual charge towards the mariner's management company for maintenance on the estate.

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

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