

Hyman  
Estate & Letting



Hill  
Agent



27 Crown Road, Shoreham-by-Sea, West Sussex, BN43 6GB

# 27 Crown Road, Shoreham-by-Sea, West Sussex, BN43 6GB

£385,000 - Freehold

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Hyman Hill are delighted to offer for sale this deceptively spacious and extended two double bedroom semi-detached bungalow, pleasantly positioned in a popular residential road within a highly sought-after, level ground location.

Enjoying an attractive open aspect to the front, situated directly opposite Nursery Close, the property offers versatile accommodation with benefits to include; a 28' dual-aspect, bay-fronted lounge/diner, created by incorporating the former master bedroom, providing a wonderful light-filled living and entertaining space. Further ground floor accommodation comprises a fitted kitchen, bathroom and a double bedroom.

To the first floor, the property benefits from a spacious master bedroom with dormer window to the rear, enjoying delightful views across the mature rear garden. Additional features include gas central heating and double glazing throughout. Externally, the property truly shines with a well-established rear garden, boasting a favoured sunny westerly aspect, ideal for outdoor relaxation and entertaining. To the front, there is a private block-paved driveway providing off-road parking and access to a garage.

Offered to the market with no ongoing chain, this appealing bungalow would suit a variety of purchasers, including those looking to downsize, as well as

up-sizers seeking a home with further potential for improvement (STNC), particularly given the excellent local school catchment areas.

Shoreham-by-Sea is a charming and historic coastal town, ideally situated approximately 7 miles west of Brighton and 6 miles east of Worthing. The vibrant town centre offers an excellent range of independent boutiques alongside well-known high-street retailers, as well as a variety of cafés, pubs and restaurants. The nearby Holmbush Shopping Centre provides further retail convenience, including Marks & Spencer, Next and Tesco. The area benefits from excellent transport links, with easy access to the east-west A27 and M23. Shoreham-by-Sea mainline railway station is within easy walking distance, offering direct services to Brighton, London and destinations to the west.

The property falls within the catchment area of well-regarded primary and secondary schools, including the popular Shoreham Academy, which holds an 'Outstanding' Ofsted rating.

Shoreham-by-Sea also boasts a highly sought-after beach, the nearby South Downs National Park and the River Adur, providing superb opportunities for water sports, countryside walks and outdoor leisure.

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| <ul style="list-style-type: none"><li>• Extended semi detached chalet bungalow<ul style="list-style-type: none"><li>• Two double bedrooms</li></ul></li><li>• 28' dual aspect lounge/diner</li><li>• Fitted kitchen &amp; bathroom</li></ul> | <ul style="list-style-type: none"><li>• Double glazing &amp; gas central heating<ul style="list-style-type: none"><li>• Private driveway to garage</li></ul></li><li>• Lovely west facing rear garden<ul style="list-style-type: none"><li>• No on-going chain</li></ul></li></ul> |
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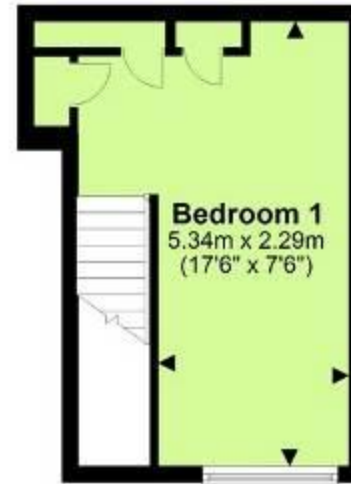




## Ground Floor



## First Floor



Total area: approx. 77.3 sq. metres (832.0 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		
69-80	C		79 C
55-68	D	58 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

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

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