

Hyman  
Estate & Letting



Hill  
Agent



7 Weald Dyke, Shoreham Beach, West Sussex, BN43 5LP

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£485,000 - Freehold

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## STUNNING FOUR BEDROOM THREE BEDROOM HOME NEAR THE SEA

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Hyman Hill is delighted to offer for sale this STUNNING FOUR BEDROOM, THREE BATHROOMS (two being en suites) end of terrace family home located stone's throw from the Beach.

The property benefits from an entrance hall, through lounge diner, kitchen, bedroom (converted garage) with en suite, THREE first floor bedrooms (one having en suite) family bathroom, LARGE BALCONY with direct sea views, good sized rear garden.

Located near Shoreham footbridge giving access to Shoreham town with its bars and restaurants and Mainline train station making this property ideal for all buyers and is being sold with NO CHAIN.

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 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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- End of terraced family home
  - Four good sized bedrooms
  - Three bathrooms (two en suites)
    - Large lounge diner
  - Balcony with sea views
  - Good sized rear garden
  - Walking distance to the beach
  - No chain









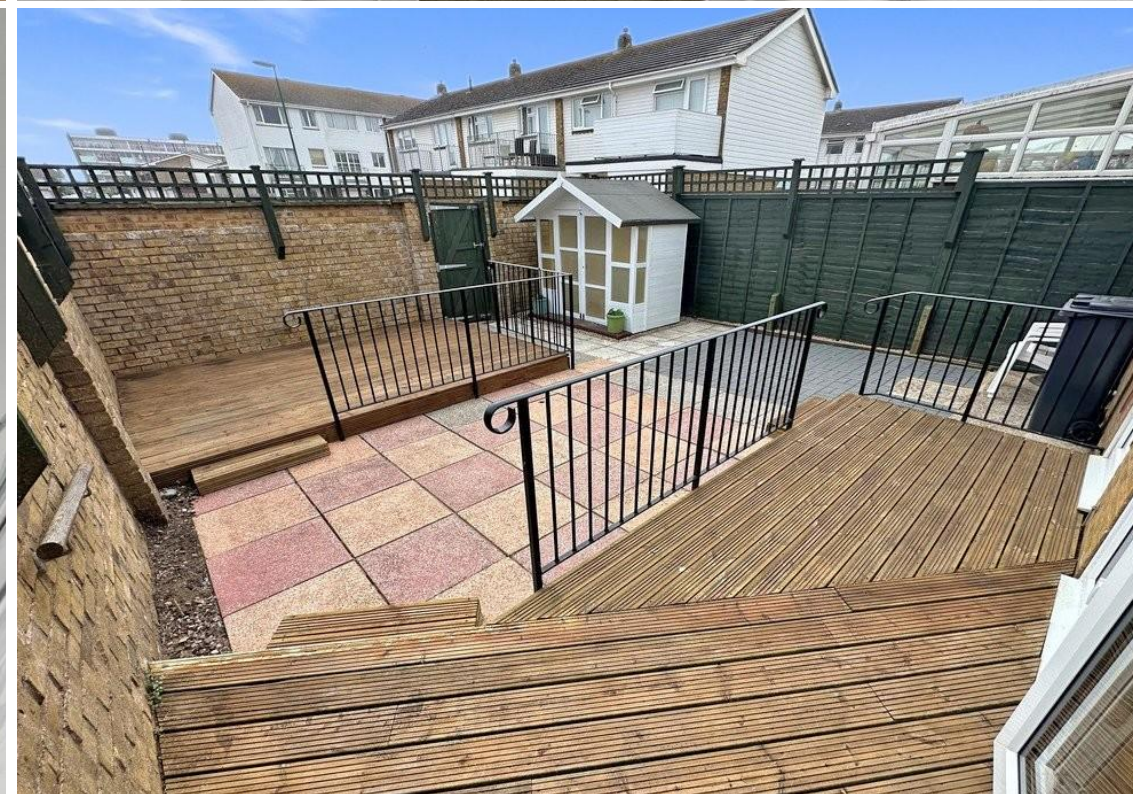




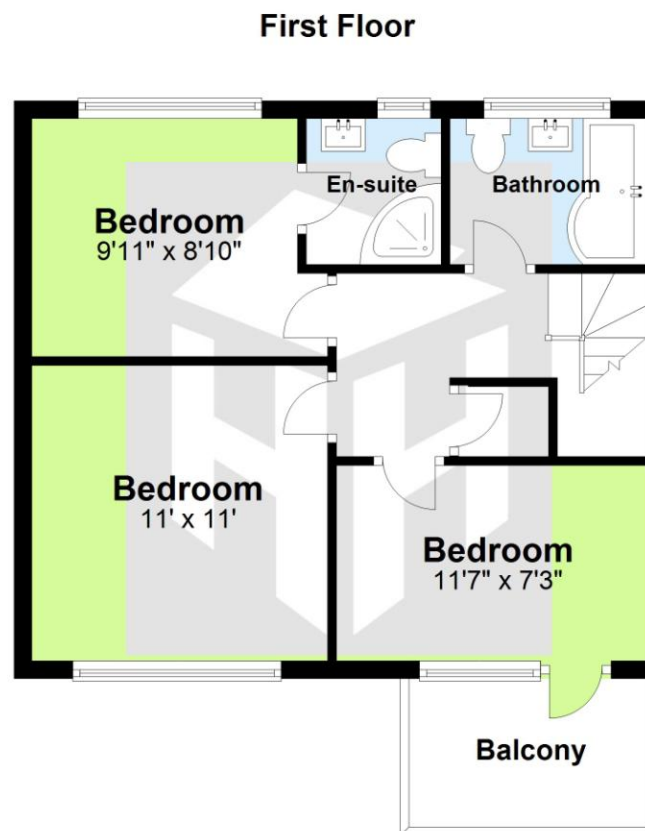












Total area: approx. 913.3 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	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.

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