

Hyman
Estate & Letting



Hill
Agent



20 Rosslyn Road, Shoreham-by-Sea, West Sussex, BN43 6WP

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Offers In Excess of £650,000 - Freehold



A beautifully presented period home with off road parking within easy reach of the town centre



Hyman Hill are delighted to offer for sale this stunning, deceptively spacious period home situated on level ground being within easy reach of Shoreham Town Centre and mainline railway station.

Having been sympathetically updated by the present vendors to retain many features, the accommodation boasts to the ground floor; bay fronted lounge with feature Antique DeVille solid fuel stove, separate dining room/bedroom four, ground floor shower room (fitted 2022) and a fantastic contemporary kitchen/breakfast room to the rear with skylight window and bi-fold doors overlooking and leading to the established southerly aspect rear garden. There are three double bedrooms to the first floor together with a modern bathroom (fitted 2021). Externally, the garden offers a favoured sunny southerly aspect measuring approx. 65' and off-road parking has been created to the front.

Twelve solar panels and 3.5kw battery were installed in 2022 providing electricity throughout the home.

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.

In accordance with the Estate Agents Act 1979, the vendor of this property is a member of staff of Hyman Hill.

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- Stunning semi detached period family home
 - Three double first floor bedrooms
 - Bay fronted lounge to front
 - Separate dining room / bedroom 4
 - Gorgeous south facing kitchen/diner
 - Ground floor shower room + first floor bathroom
 - Approx. 65' established south facing rear garden
 - Fitted solar roof panels













Total area: approx. 1121.4 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D - £2,205.15 per annum (2023/2024)

Tenure: Freehold

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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