

Hyman  
Estate & Letting



Hill  
Agent



40 Hawkins Crescent, Shoreham-by-Sea, West Sussex, BN43 6TP

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Offers in Excess of £400,000

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## FOUR BEDROOM SEMI DETACHED CHALET WITH PRIVATE DRIVE TO GARAGE ”

Hyman Hill is delighted to offer for sale this FOUR BEDROOM semi detached chalet located in a highly popular North Shoreham location. The property benefits from Lounge, kitchen dining room, two ground floor bedrooms, ground floor bathroom and two first floor bedrooms. The outside comprises of a PRIVATED DRIVE leading to GARAGE and a good-sized rear garden.

Located in a highly popular location with the Holmbush centre just around the corner this property is situated in a convenient spot and ideal for families. Holmbush school primary school is walking distance away and is situated in Shoreham academy catchment area.

Viewing is a 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.

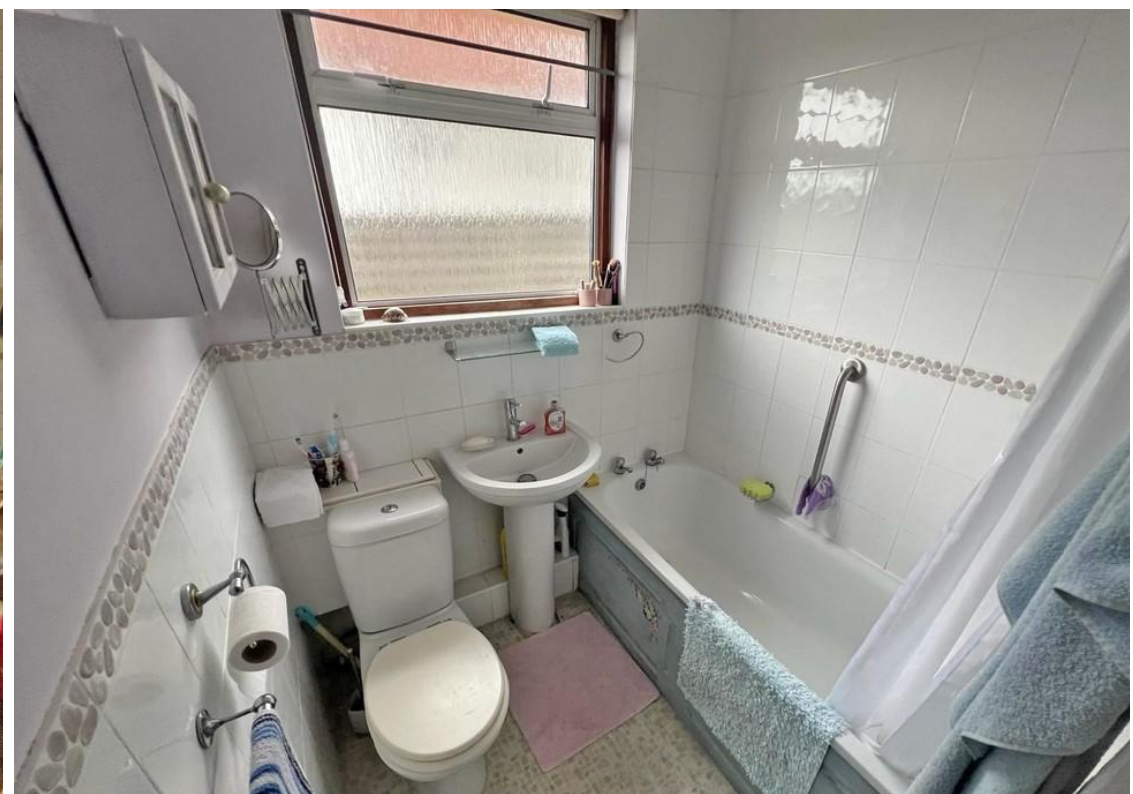
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Semi detached chalet
    - Four bedrooms
  - Kitchen dining room
  - Separate lounge
  - Ground floor bathroom
  - Private drive to garage
  - Good sized rear garden
  - Shoreham Academy catchment







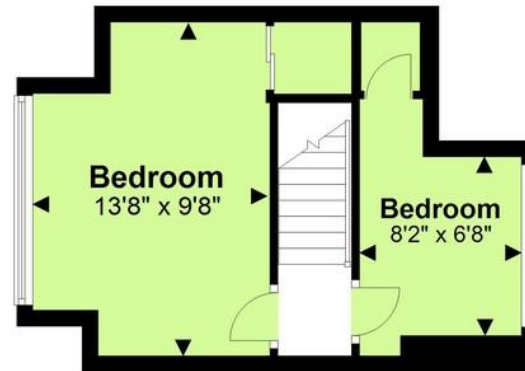




## Ground Floor



## First Floor



Total area: approx. 925.7 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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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