

Hyman
Estate & Letting



Hill
Agent

11 Southlands Way, Shoreham-by-Sea, West Sussex, BN43 6AS

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Offers in excess of £275,000



A beautifully presented coach house being freehold sold with carport space.



Hyman Hill is delighted to offer for sale this very well presented TWO BEDROOM coach house located in the popular Southlands Hospital development.

Having its own PRIVATE ENTRANCE and benefiting from having a lawned front garden, CARPORT and being FREEHOLD this property is ideal for various buyers.

There is a good-sized lounge kitchen room, two bedrooms, family bathroom and a Juliet style balcony with views across the park.

Viewing is a must and the property 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.

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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- First floor coach house
 - Two bedrooms
 - Lounge kitchen room
 - Juliet style balcony
 - No chain
 - Front garden
 - Car port
 - Freehold









130

132



Ground Floor



Total area: approx. 583.8 sq. feet

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

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

Useful Information

Council Tax: B - £1,796.98 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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