

Hyman

Estate & Letting



Hill

Agent



12 Pacific Court, Riverside, Shoreham Beach, West Sussex, BN43 5RW

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£250,000 - Share of Freehold

“ *A two bedroom ground floor apartment situated a stone's throw from the beach* ”

Hyman Hill is delighted to offer for sale this two double bedroom GROUND FLOOR FLAT situated in one of Shoreham's premier blocks. The property is located opposite the footbridge offering access to the High Street and main line station.

The property benefits from a good-sized lounge diner, two double bedrooms one having access to a large communal patio area, balcony, kitchen, and bathroom.

The property is being sold with NO CHAIN and a new lease on completion.

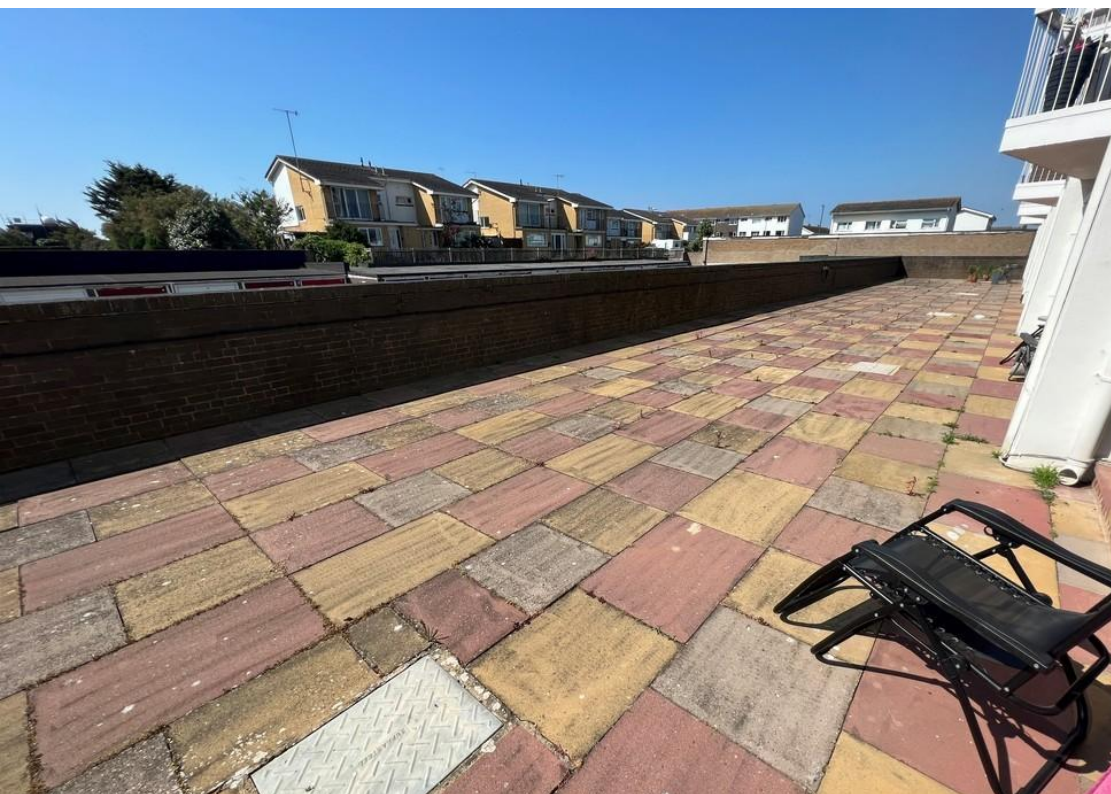
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

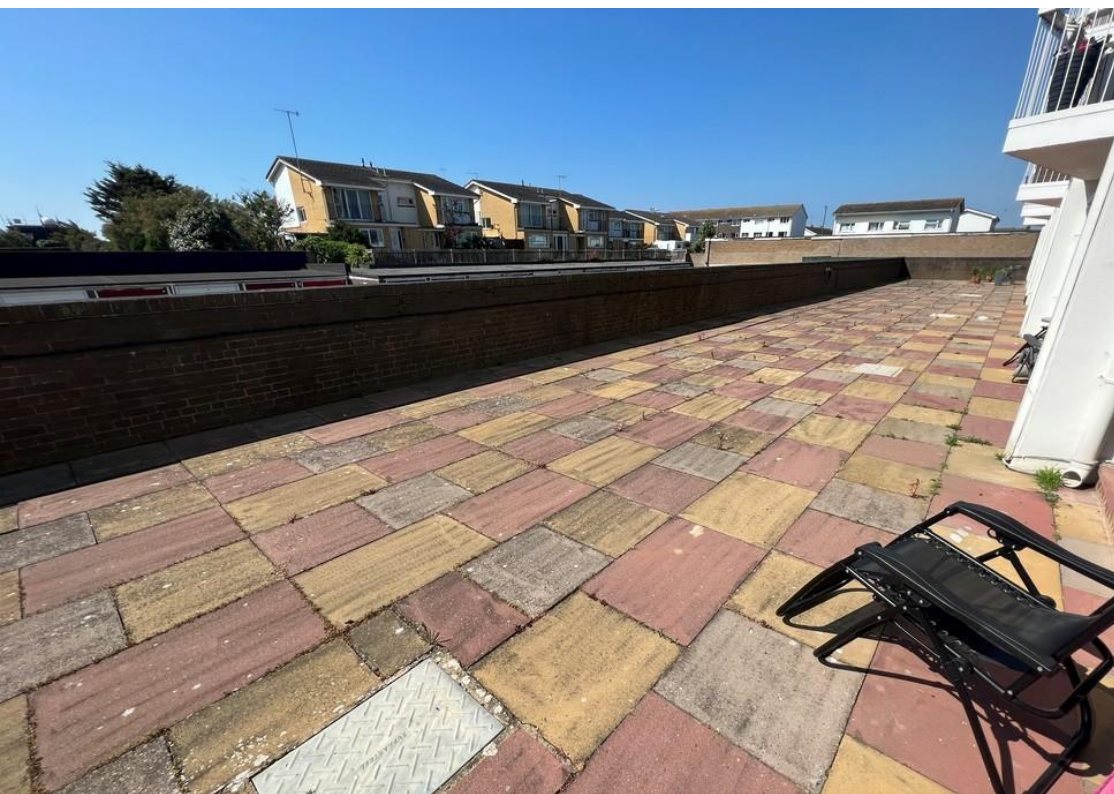
Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Ground floor apartment
  - Two double bedrooms
    - Good size lounge
    - Separate kitchen
  - Communal patio area
  - Opposite Shoreham footbridge
    - Needs updating
    - No on-going chain







# Ground Floor

Approx. 733.9 sq. feet



Total area: approx. 733.9 sq. feet

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

## 12 Pacific Court, Shoreham

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** C - £2,053.69  
per annum (2024/2025)

**Tenure:** Share of 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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