

Hyman
Estate & Letting



Hill
Agent



92 Eastern Avenue, Shoreham-by-Sea, West Sussex, BN43 6PE

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£475,000 - Freehold

Hyman Hill are delighted to offer for sale this charming three bedroom home that has benefits from an extension to the side and rear, presented in well maintained condition throughout.

Forming part of a 'one off' pair of semi detached properties in the road and positioned directly opposite the allotments, this property offers bright and deceptive accommodation with features to include; spacious lounge with gas coal effect fire, dining area leading through to an extended breakfast room, fitted kitchen, full length side extension, three first floor bedrooms, fitted bathroom, double glazing and gas central heating.

Externally there is a stunning, landscaped garden boasting a variety of mature flowers, shrubs, seating areas and pond. To the rear is an impressive 'leisure studio' that required planning permission due to its size affording a variety of uses. A rear access gate leads to a vehicular access road where parking for two cars can also be found. The front garden has been laid to a useful vegetable patch which is enclosed by high level hedging providing seclusion and privacy.

Offered with no on-going chain, we highly recommend undertaking an internal viewing to be fully appreciated.

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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- Extended semi detached family home
 - Three bedrooms
 - Spacious lounge & dining area
 - Fitted kitchen & breakfast room
 - Off road parking at rear
 - Impressive leisure studio
 - Stunning rear garden
 - No on-going chain

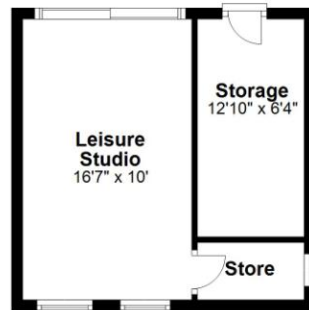
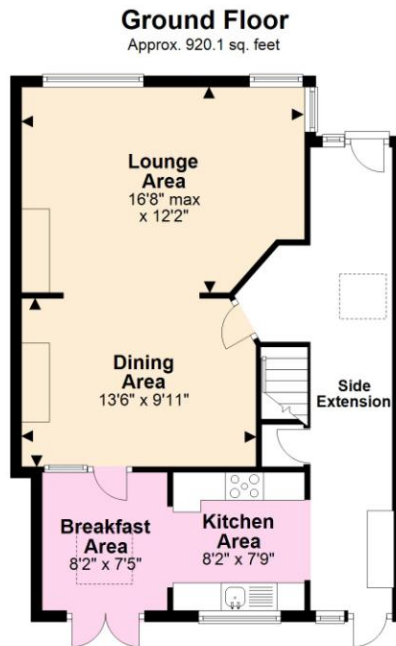












Total area: approx. 1385.2 sq. feet

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

92 Eastern Avenue, Shoreham

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C – £2,053.69 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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