

Hyman
Estate & Letting



Hill
Agent

17 Colvill Avenue, Shoreham-by-Sea, West Sussex, BN43 5WN

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Offers in Excess of £650,000



A LARGE five-bedroom detached corner plot family home located in a highly popular location



Hyman Hill is delighted to offer for sale this large FIVE BEDROOM detached family home located on a CORNER PLOT and near Shoreham town centre offering an excellent opportunity for further extension subject to planning permission.

On the ground floor the property offers a 17ft lounge, double bedroom currently being used as a playroom, bedroom currently being used as a dining room, good sized kitchen with door to a conservatory, shower room and study area with stairs to the first floor.

The first floor has THREE good sized bedrooms and a family bathroom.

Outside comprises of a large rear and side gardens being mainly laid to lawn and access to converted garage/ office. There is also a private drive leading to the garage and off-road parking to front. 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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- Detached family home
 - Five bedrooms
 - 17ft Dual aspect lounge
 - Bathroom plus ground floor shower room
 - Large Corner plot
 - Good sized rear garden
 - Highly popular location
 - Private drive to garage/ office plus off-road parking













Total area: approx. 1469.5 sq. feet

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax: - E £2,823.82 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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