

Hyman  
Estate & Letting



Hill  
Agent



5 Kings Walk, Shoreham Beach, West Sussex, BN43 5LG



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£725,000

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“ A large THREE BEDROOM bungalow with DOUBLE GARAGE and walking distance to the sea ”

A wonderful opportunity to purchase this large THREE BEDROOM detached bungalow located in a highly popular location in walking distance to the beach and sea.

Benefiting from a good-sized lounge diner, kitchen, conservatory, bathroom, three good sized bedrooms, lawned SOUTH WEST FACING REAR GARDEN, LARGE DOUBLE GARAGE. Being located close to the beach this property offers an excellent lifestyle choice and offers a chance for future extensions subject to planning permission.

Viewing is highly recommended, and this 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.

Shoreham benefits from various 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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- Spacious detached bungalow
    - Three bedrooms
    - Lounge dining room
    - Conservatory
  - Good sized rear garden
    - Double garage
    - Stunning location
    - No chain

















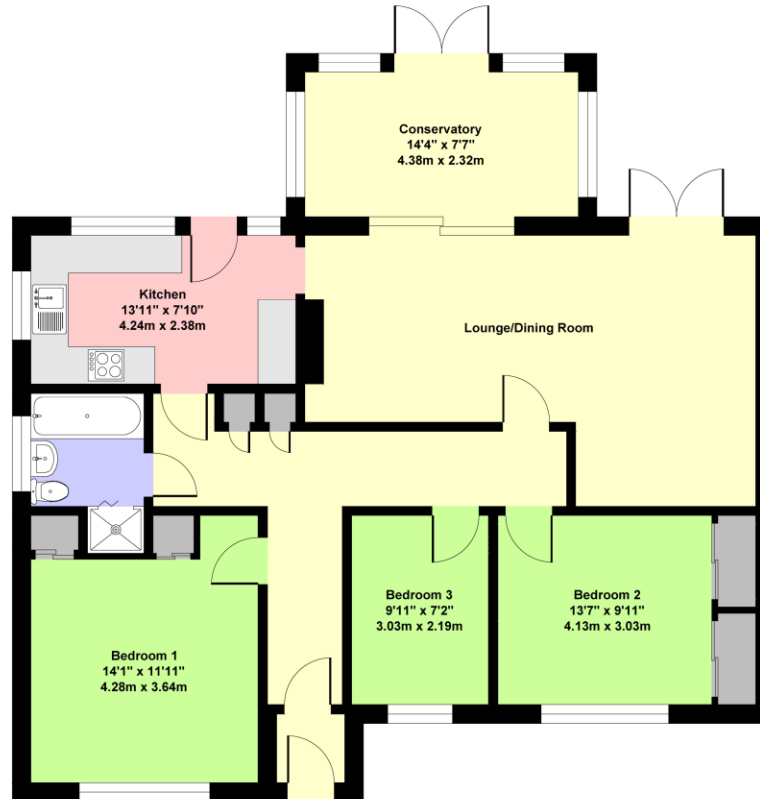






# 5 Kings Walk, Shoreham Beach, BN43 5LG

Approximate Gross Internal Area  
1130 sq ft - 105 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** E - £2,823.82  
per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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