

Hyman
Estate & Letting



Hill
Agent



9 Rosslyn Avenue, Shoreham by Sea, West Sussex, BN43 6WJ

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Offers in Excess of £450,000



A well-presented four-bedroom semi-detached house located near the mainline station



Hyman Hill is delighted to offer for sale this well presented FOUR BEDROOM semi-detached family home located in a highly popular location in Shoreham.

On the ground floor the accommodation comprises of lounge dining room, conservatory opening onto the rear garden, kitchen, bathroom with separate cloakroom. The first floor comprises of four bedrooms and cloakroom.

There is a large and beautiful rear garden being mainly laid to lawn.

Located near Shoreham's main line station and town centre with viewing highly recommended.

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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- Semi detached family home
 - Four bedrooms
 - Through lounge diner
 - Ground floor bathroom
 - Conservatory
 - Ground & first floor cloakrooms
 - Beautiful rear garden
 - Near town centre











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Approximate Gross Internal Area
1281 sq ft - 119 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	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 Council



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.

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

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