

Hyman  
Estate & Letting



Hill  
Agent



40 Greenways Crescent, Shoreham by Sea, West Sussex, BN43 6HS

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Offers in excess £550,000



## Extended three-bedroom family home located in highly popular location



Hyman Hill is delighted to offer for sale this exceptionally well presented, EXTENDED 3-bed family 'forever' home with an extensive, low maintenance garden. The property benefits from an open plan ground floor, including a large lounge/kitchen/dining room, featuring Karndean flooring throughout and ample storage space with built in cupboards in all fireplace alcoves. The living room also features a beautiful, original, working fireplace.

The kitchen benefits from a pantry cupboard and open shelving and has been finished to a lovely standard. Bifold doors open from the dining room, leading to the large rear garden, measuring approximately 8 x 30m, which has been laid with a market leading pet and child friendly artificial grass. To the rear of the garden, there are also 3 railway sleeper raised beds perfect for a vegetable patch, as well as a fantastic approximate 8 x 7m area well placed for a garden room, large shed or home office. The property also benefits from a downstairs utility and w/c, with ample storage consisting of base and wall units.

The first floor comprises of three bedrooms, 2 double bedrooms and a single bedroom. The sizable loft has also been boarded, offering convenient additional storage space. To the front of the house there is off road parking, with a low maintenance driveway with space for 2 cars.

Viewing is essential to appreciate this wonderful extended family home.

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.

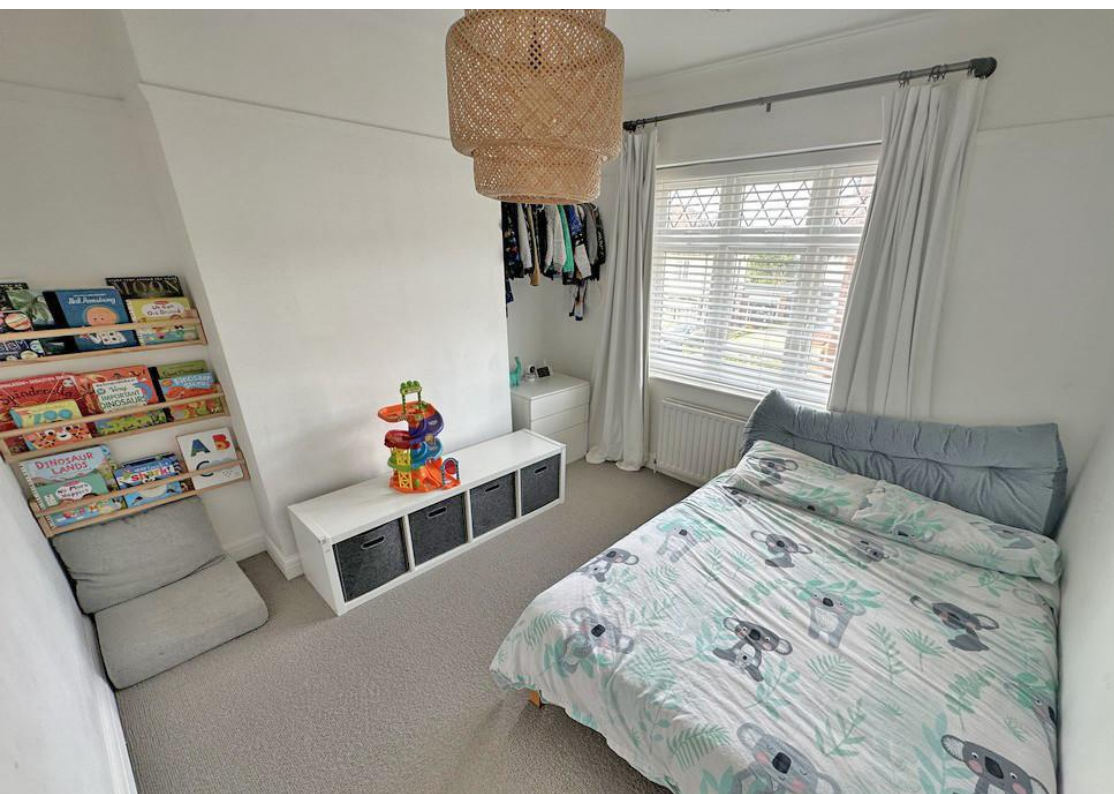
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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 family home
    - Three bedrooms
    - Large lounge diner
    - Open plan kitchen
  - Utility room
  - Large rear garden
  - Off road parking
  - Highly popular location



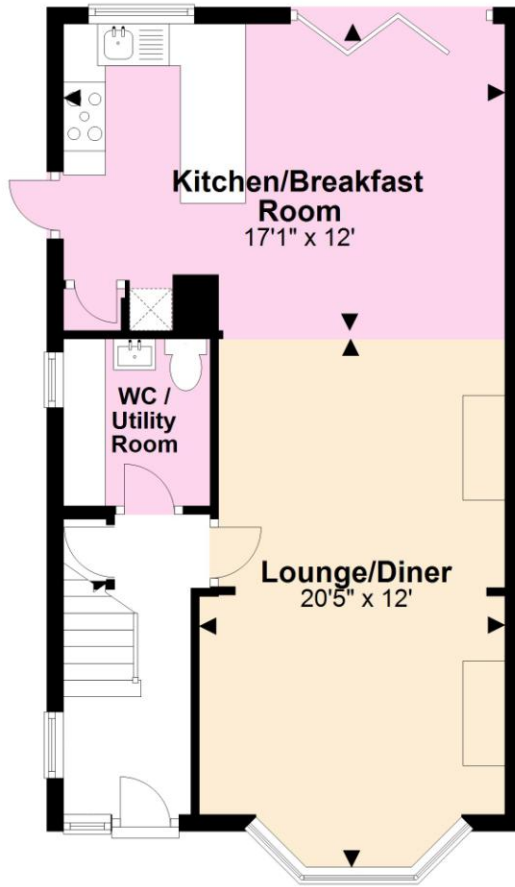




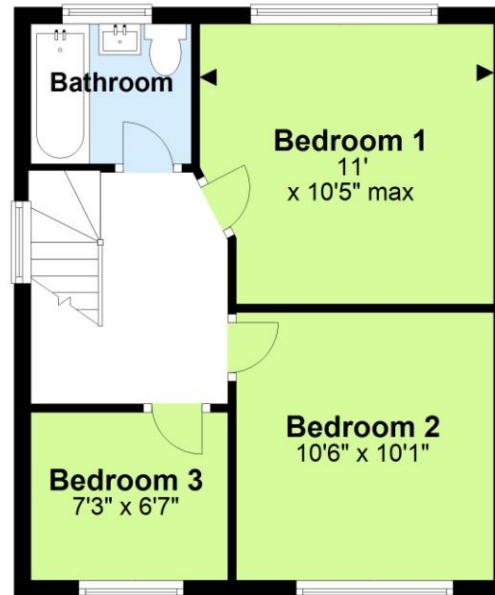




## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** D - £2,310.40 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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