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Hyman Hill
FOR SALE.
01273 454511

20 St. Giles Close, Shoreham-by-Sea, West Sussex, BN43 6GR

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‘Offers in Excess’ £320,000 Freehold

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A spacious three bedroom home offering great potential in a popular & convenient location ”

Hyman Hill are delighted to offer for sale this spacious three bedroom end of terrace family home situated on level ground within a convenient cul-de-sac location being just under a mile of Shoreham Mainline station and within Shoreham Academy catchment.

An ideal first-time purchase or for those upsizing, although modernisation is required, it offers a great deal of potential with benefits to include; dual aspect 27'5 lounge/diner, 11'5 kitchen, double glazing and gas central heating.

The deep frontage offers ideal off road parking (subject to necessary consents) and there is a low maintenance rear garden to the rear.

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.

In accordance with the Estate Agency Act 1979, the seller of this property is related to a member of staff of Hyman Hill.

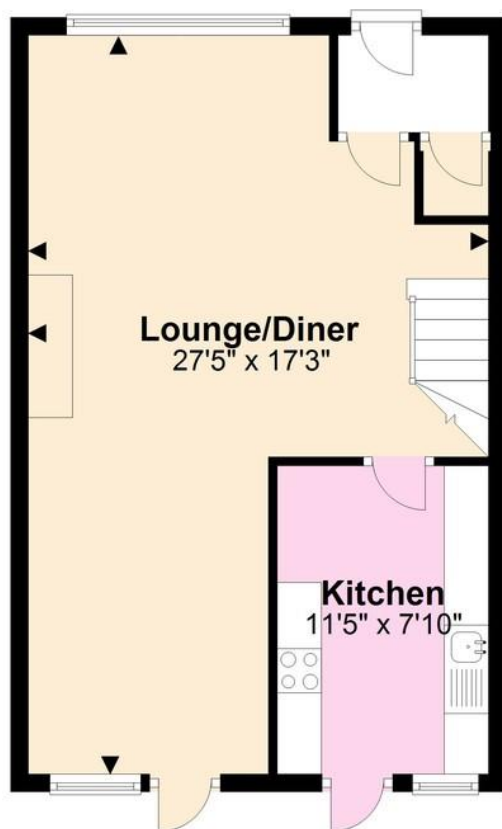
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- End of terrace family home
 - Three bedrooms
 - Convenient cul-de-sac location
 - 27'5 dual aspect lounge/diner
 - 11'5 kitchen
 - In need of updating with lots of potential.
 - Shoreham Academy catchment
 - No on-going chain







Ground Floor



First Floor



Total area: approx. 880.4 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B £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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