

Hyman  
Estate & Letting



Hill  
Agent

Walnut Cottage, 106 Connaught Avenue, Shoreham-by-Sea, West Sussex, BN43 5WP



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## Offers in excess of £450,000

“ Semi-detached THATCHED COTTAGE located in a popular location in Shoreham with NO CHAIN ”

Hyman Hill is delighted to offer for sale this unique semi-detached Sussex flint fronted THACHED COTTAGE located in a highly popular location in Shoreham and near the river Adur.

Built as a barn in circa 17<sup>th</sup> century and converted into two cottages in the 20<sup>th</sup> century this property benefits from a good-sized lounge with a large Inglenook fireplace offering some original features, separate dining room leading into the kitchen, ground floor bathroom, two bedrooms (one having ensuite), stone cobbled rear garden having pond with ornamental pump and pitched roof GARAGE at the rear.

Being flint fronted and grade 2 listed this property offers a unique chance to live in one of Shoreham most character properties and is being sold with no chain.

The thatch was replaced in April 2018 and the central heating boiler was replaced 2020.

There is some modernisation required but viewing is 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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- Grade 2 listed Thatched cottage
    - Two bedrooms
    - Two bathrooms
  - Large lounge with Inglenook fireplace
  - Separate dining room
  - Pitched garage
  - Re thatched April 2018
  - No chain

























Total area: approx. 1075.9 sq. feet

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

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