

Hyman
Estate & Letting



Hill
Agent

Hyman Hill

FOR SALE.
01273 454511

58 Church Green, Shoreham-by-Sea, West Sussex, BN43 6JQ

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£295,000



A two-bedroom terraced family home located in Shoreham academy catchment



Hyman Hill is delighted to offer for sale this well presented TWO BEDROOM terraced home located in a highly popular location in Shoreham.

The property benefits from an open plan lounge kitchen diner with double glazed door to the rear garden. The first floor has two bedrooms and bathroom. There is a good-sized rear garden.

Located in Shoreham academy catchment this property is an ideal family home but also fits with a buy to let investor.

Sold with NO CHAIN viewing is highly recommended.

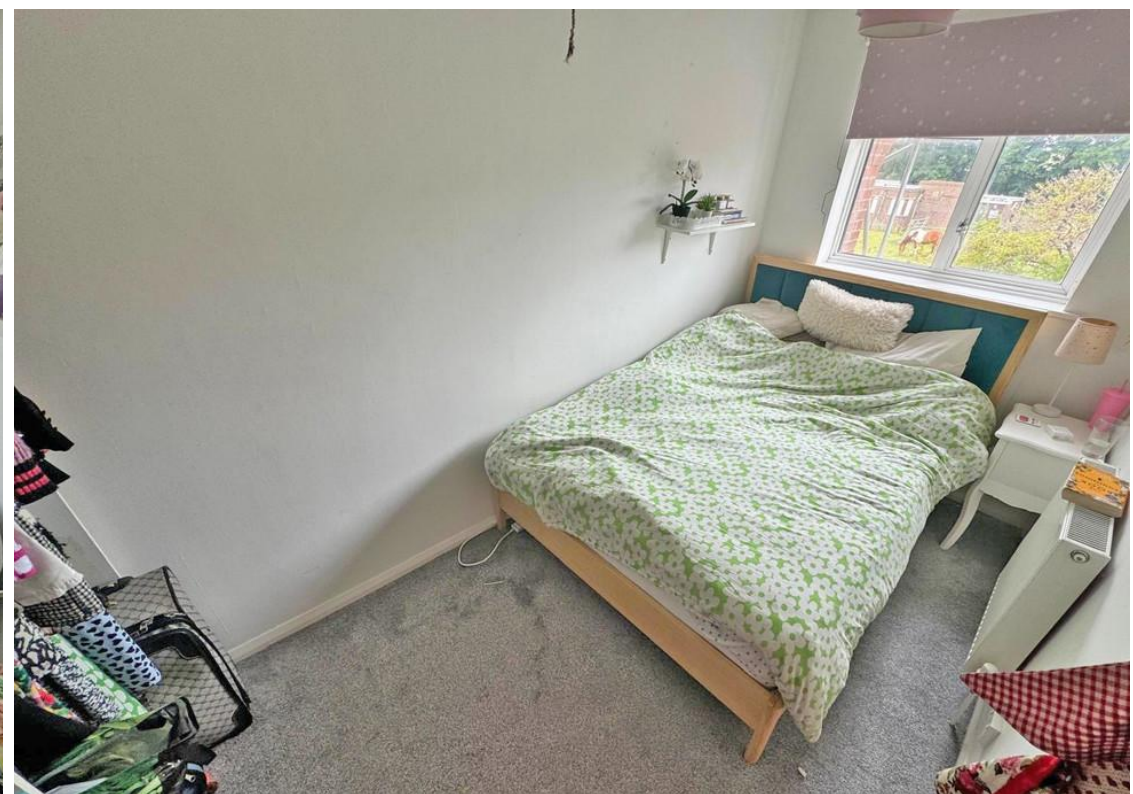
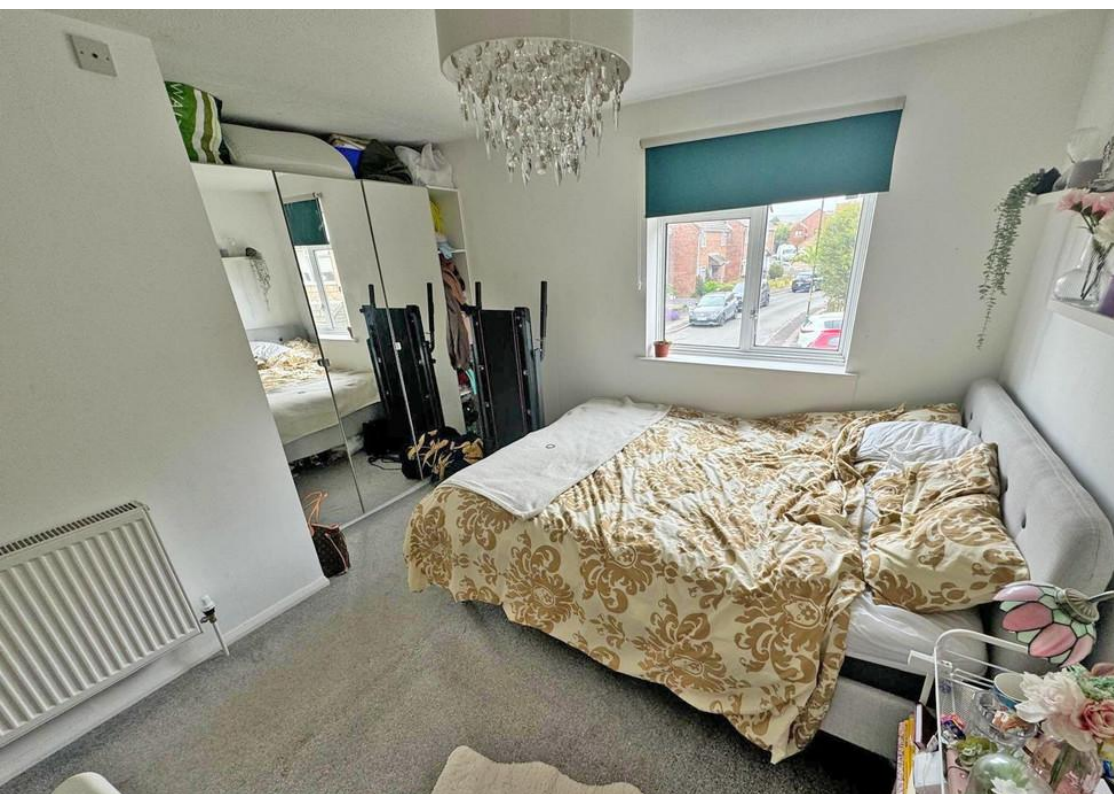
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

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.

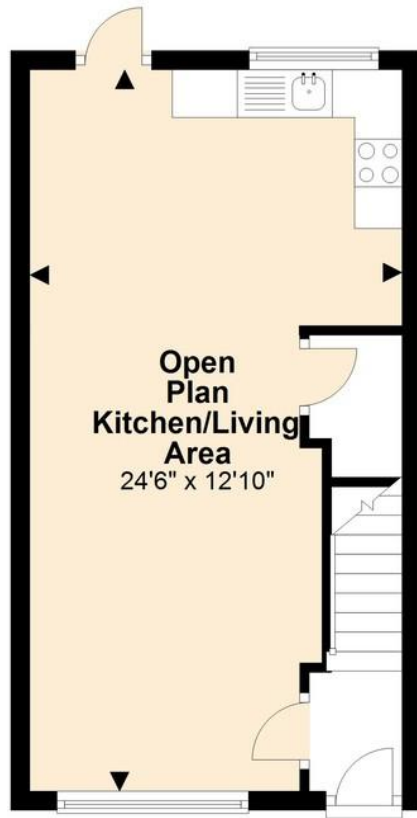
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- Terraced family home
 - Two bedrooms
 - Open plan lounge kitchen diner
 - Good sized rear garden
 - Highly popular location
 - Shoreham academy catchment
 - Viewing advised
 - No chain



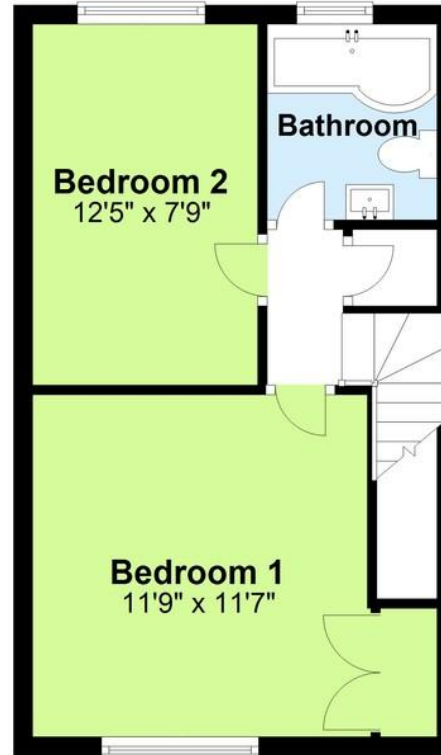




Ground Floor



First Floor



Total area: approx. 660.5 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C

Council Tax Cost: £2,053.69
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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