

Hyman  
Estate & Letting



Hill  
Agent



2 Kingston Way, Shoreham-by-Sea, West Sussex, BN43 6YA

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£490,000

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“ Three double bedroom detached bungalow located near the Holmbush centre and on level ground ”

Hyman Hill is delighted to offer for sale this well presented THREE DOUBLE BEDROOM detached bungalow located in a highly popular location. The property benefits from a large lounge dining room having double glazed doors leading to the very well presented SOUTH FACING REAR GARDEN, kitchen breakfast room, re fitted shower room, private drive leading to detached garage with electric roller door.

Located on level ground and near the Holmbush centre as well as being in Shoreham academy catchment area this property is ideal for all buyers looking for a convenient located family home.

Sold with no chain and 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.

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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- Detached bungalow
  - Three double bedrooms
  - Good sized lounge
  - Kitchen breakfast room
  - Refitted shower room
  - Lovely south facing rear garden
  - Private drive to garage
  - Near Holmbush centre











## Ground Floor



Total area: approx. 937.2 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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 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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