

Hyman
Estate & Letting



Hill
Agent



3 Marine Court, Beach Green, Shoreham Beach, West Sussex, BN43 5LQ

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Offers in Excess of £237,500



A very well presented TWO DOUBLE BEDROOMS flat with BALCONY and GARAGE



Hyman Hill is delighted to offer for sale this large and very well presented first floor flat benefiting from TWO DOUBLE BEDROOMS, large lounge dining room, good sized kitchen, RECENTLY REFITTED BATHROOM, separate cloakroom, balcony and GARAGE.

Located just a stone's throw from the sea and beach and conveniently near the exit of Shoreham Beach this property is ideal for first time buyers or buy to let investors looking to commute whilst having the opportunity to live by the sea.

The property is being sold with NO CHAIN and viewing is highly recommended.

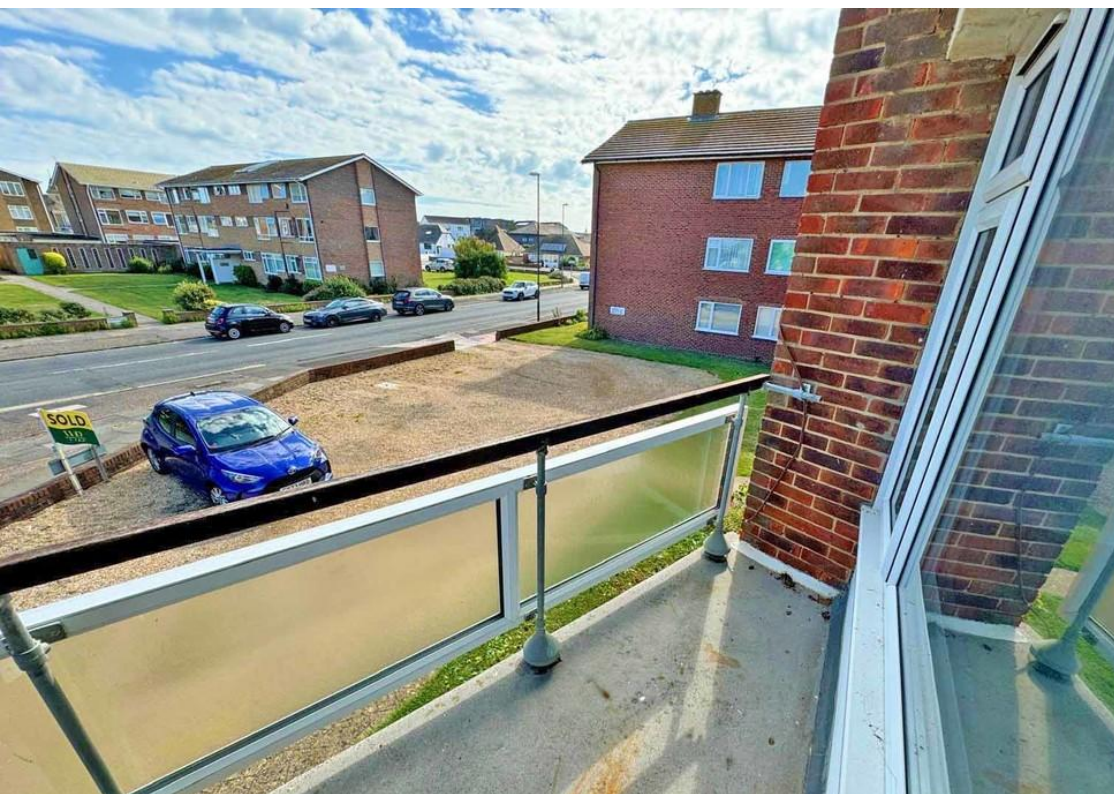
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

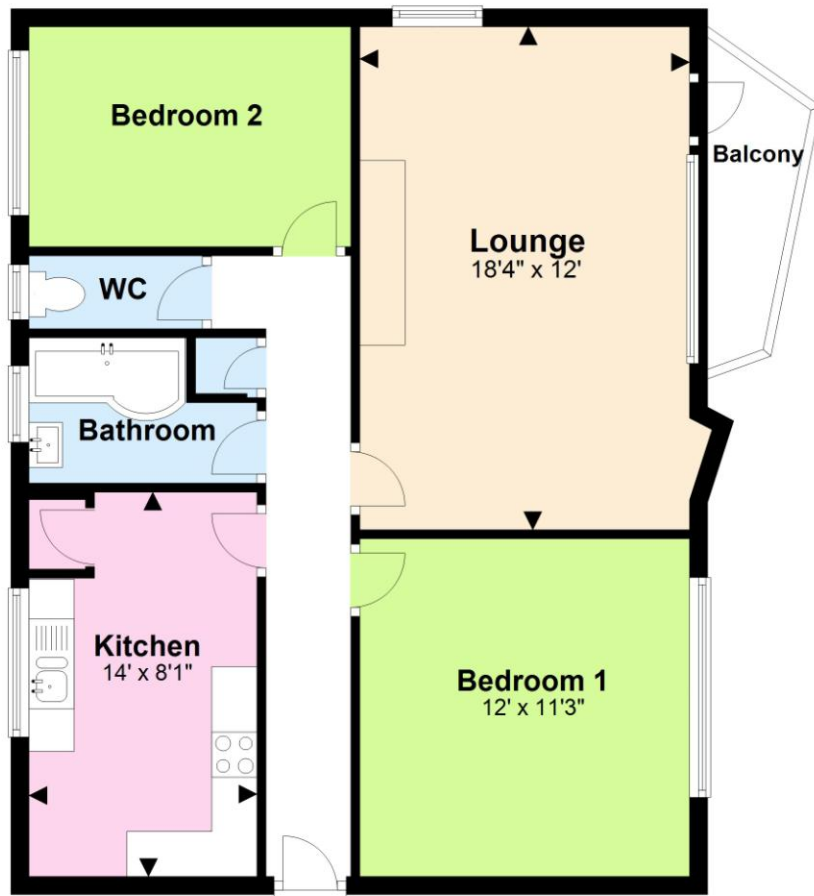
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- First floor flat
 - Two double bedrooms
 - Large lounge diner
 - Recently refitted bathroom
 - Balcony
 - Highly popular Shoreham beach location
 - Garage in nearby compound
 - No chain







First Floor



Total area: approx. 735.9 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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: B - £1,796.98 per annum (2024/2025)

Tenure: Share of Freehold

Local Authority: Adur Council

Lease Length: 933 years remaining

Service Charge: £3,320 (2024)

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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