

Hyman  
Estate & Letting



Hill  
Agent



44 Greenways Crescent, Shoreham by Sea, West Sussex, BN43 6HS

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Offers in Excess of £525,000

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Very well presented and extended to the rear and into the loft four bedroom two bathroom family home



Hyman Hill is delighted to offer for sale this very well presented FOUR BEDROOM TWO BATHROOM family home located in a highly popular area in North Shoreham.

On the ground floor there is a separate lounge to the front, an extended kitchen dining room with bifold doors leading to the rear garden and utility room.

The first floor comprises of three bedrooms and a bathroom.

The second floor has a large bedroom with Juliet style balcony offering lovely views across Shoreham and a further bathroom.

The large rear garden comprises of artificial grass with mature flower borders, cabin / office with power and lighting, brick-built pizza oven. At the front there is parking for several vehicles.

Viewing is highly recommended to fully appreciate this family home.

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.

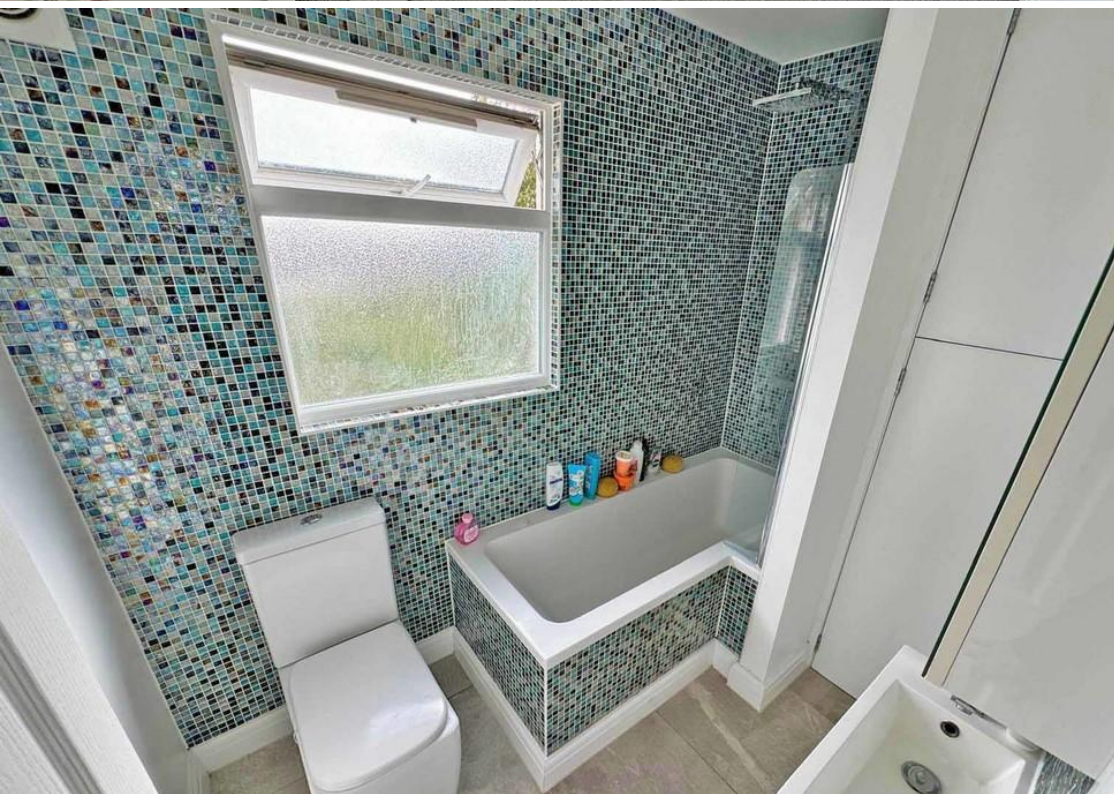
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- Extended family home
  - Four bedrooms
  - Two bathrooms
  - Two good sized reception rooms
  - Cabin
  - Large rear garden
  - Shoreham academy catchment
  - Pizza oven

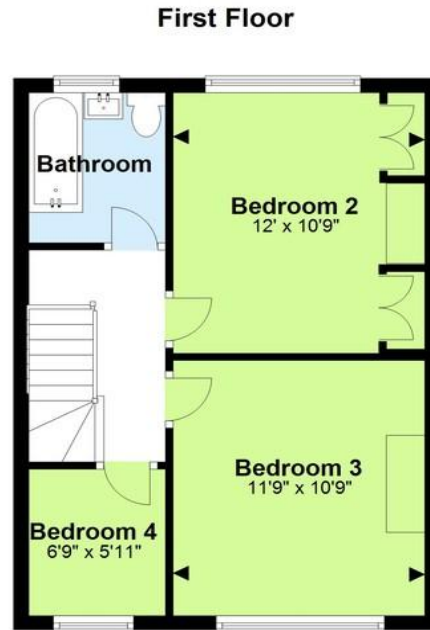












Total area: approx. 1339.6 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** 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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