

Hyman
Estate & Letting



Hill
Agent



7 Collingwood Court, Shoreham Beach, West Sussex, BN43 5SB

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Offers in Excess of £450,000



A well presented THREE BEDROOM family home location in a prime position on the Beach



Hyman Hill is delighted to offer for sale this well presented THREE BEDROOM semi detached family home located on Shoreham Beach and walking distance to the footbridge leading to Shoreham Town.

On the ground floor the property benefits from TWO RECEPTION ROOMS, kitchen and cloakroom. There is THREE first floor bedrooms and shower room.

There is a good-sized SOUTH FACING REAR GARDEN and GARAGE located in a nearby compound.

Viewing is a must.

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.

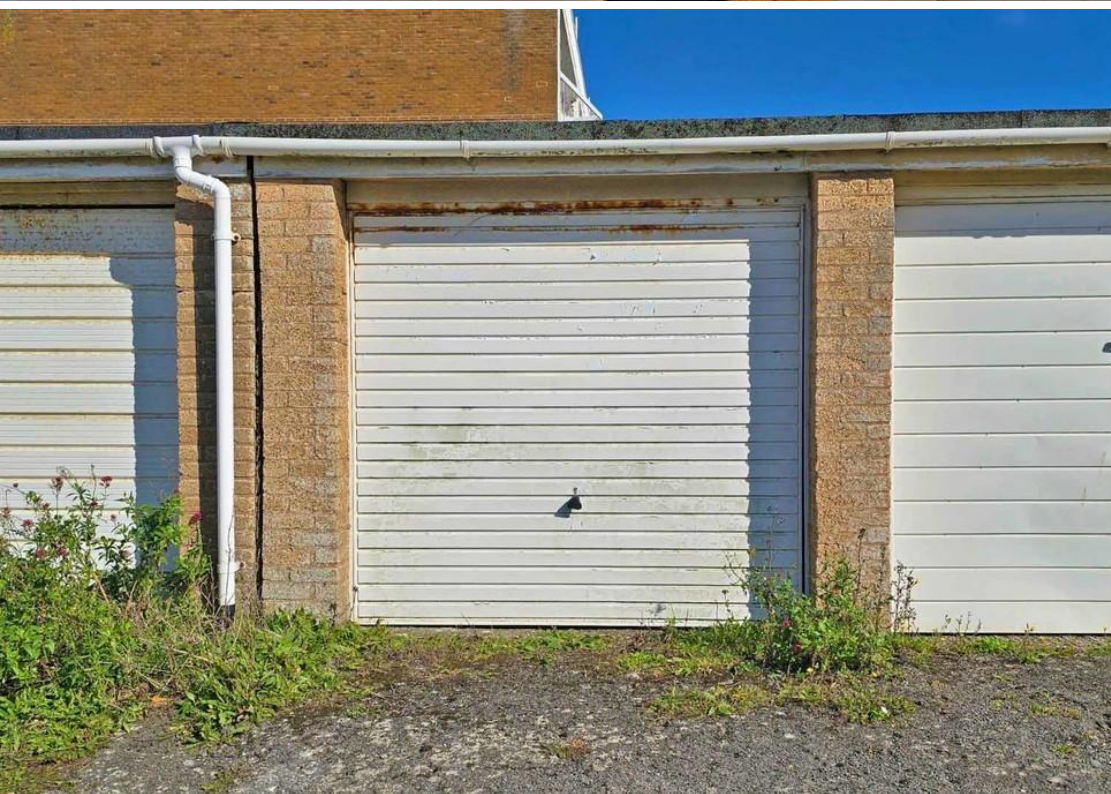
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- Semi detached family home
 - Three bedrooms
 - Two reception rooms
 - Ground floor cloakroom
 - Balcony
 - Garage in compound
 - South facing rear garden
 - Highly popular location



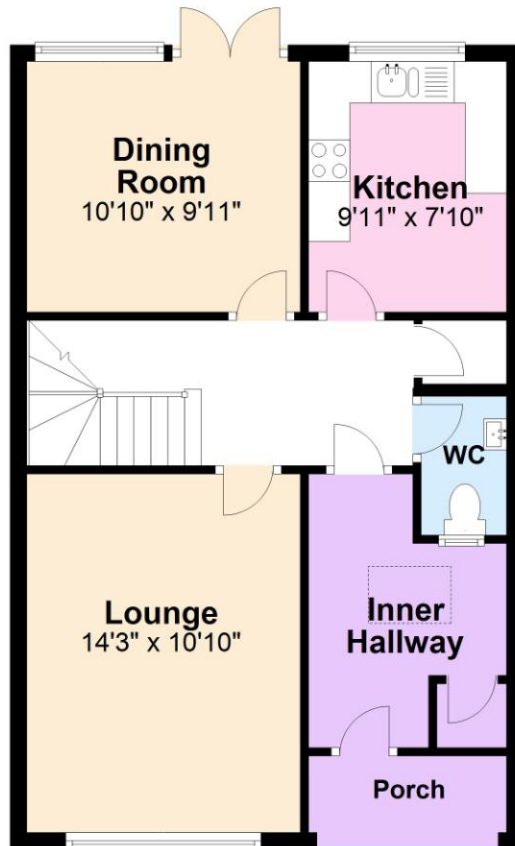




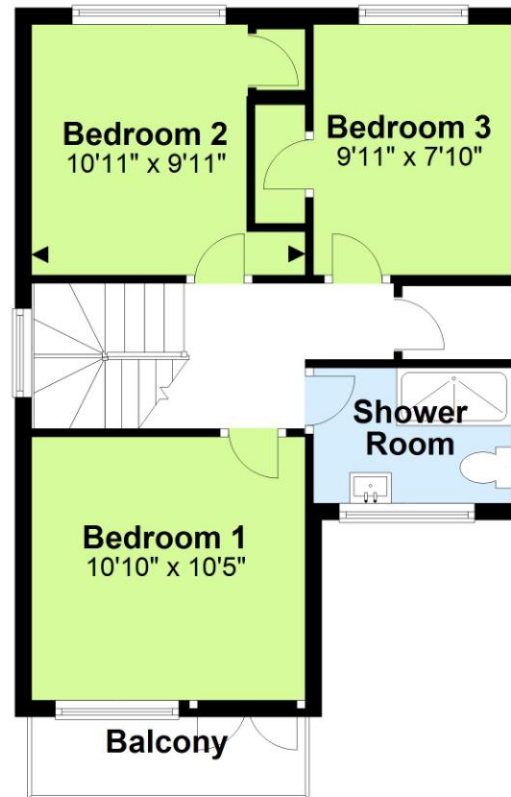




Ground Floor



First Floor



Total area: approx. 1028.9 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D

Council Tax Cost: £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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