

Hyman
Estate & Letting



Hill
Agent



4 Woodview Court, Woodview, Shoreham by Sea, BN43 6AL

4 Woodview Court, Woodview, Shoreham-by-Sea, West Sussex, BN43 6AL

£265,000



A unique TWO BEDROOM top floor flat with GARAGE located in a highly popular location



Hyman Hill is delighted to offer for sale this very well presented TWO BEDROOM top floor flat located in a highly popular and unique location in Shoreham. Located behind the remains of Buckingham House and being situated on the top floor the flat benefits from a good sized lounge dining room with views over the communal gardens, kitchen, bathroom and two bedrooms. Externally the property has a well-presented communal garden and GARAGE. Located close to Buckingham Park, Shoreham mainline station and the high street this is an ideal home someone who commutes to work and wants to live in a convenient location. Sold with NO CHAIN.

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.

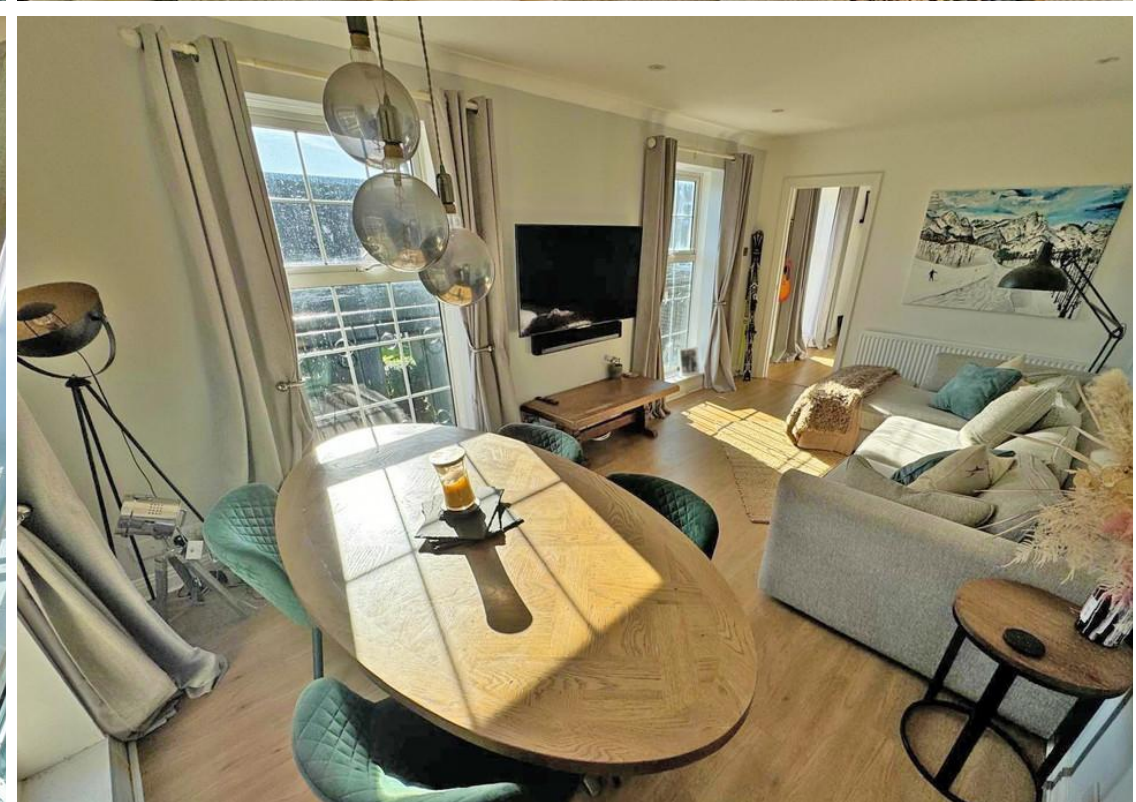
There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

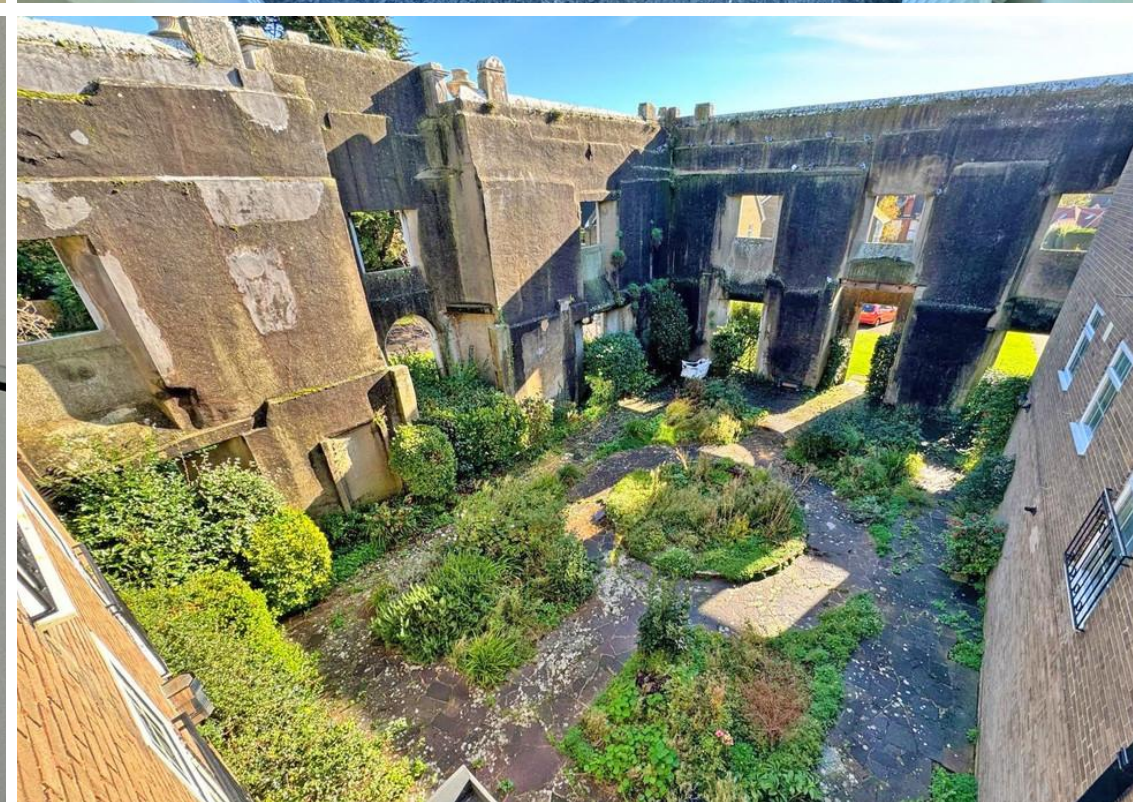
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Unique top floor flat
 - Two bedrooms
 - Large lounge diner
 - Garage

- Highly popular location
 - Buckingham House
 - Share of freehold
 - No chain



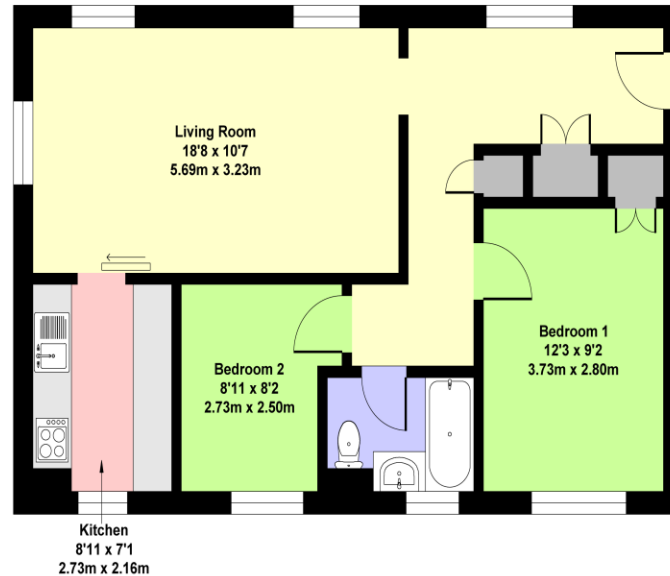




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Approximate Gross Internal Area

646 sq ft - 60 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,053.69
per annum (2024/2025)

Tenure: Share of Freehold

Local Authority: Adur Council

Maintenance: £1200 per year

Lease: Remaining of a 999 year

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

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