

Hyman

Estate & Letting



Hill

Agent



46 Hawkins Crescent, Shoreham-by-Sea, West Sussex, BN43 6TP

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£450,000

“

A detached THREE BEDROOM family home located in a highly popular location in North ”

Hyman Hill is delighted to offer for sale this well presented THREE BEDROOM detached bungalow located in a highly popular North Shoreham location. The property benefits from a 17ft lounge, good sized kitchen, bathroom with separate WC and three double bedrooms. To the outside there is a generous sized rear garden being mainly laid to lawn with fishpond and a large PRIVATE DRIVE for several vehicles leading to GARAGE.

Located in Shoreham Academy catchment with the Holmbush centre around the corner this property is an ideal buy for families. 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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- Detached bungalow
 - Two / Three bedrooms
 - Large lounge
 - Large kitchen

- Well presented rear garden
 - Private drive to garage
- Shoreham academy catchment
 - No chain







Ground Floor



Total area: approx. 932.4 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D - £2,420.25 per annum (2025/2026)

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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