

Hyman
Estate & Letting



Hill
Agent



49 New Road, Shoreham-by-Sea, West Sussex, BN43 6RB

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Offers in Excess of £500,000 - Freehold

Hyman Hill are delighted to offer for sale this impressive period home situated in central Shoreham boasting an idyllic mix of period features with contemporary living that oozes charm and character.

Having been occupied by the present vendor for 30 years, this well maintained property has internal features to include; ground floor WC with utility cupboard, spacious 29'8 x 15'6 bow fronted lounge/diner with multi-fuel burner, extended full width contemporary fitted kitchen/diner (benefitting from underfloor heating, integrated range style cooker, fridge/freezer & dishwasher) and a useful 'L' shaped cellar that still retains the coal delivery chute.

To the first floor there are two double bedrooms, (the master having built in wardrobes) and the spacious 13' x 7'8 dual aspect family bathroom boasts a roll top bath and separate shower cubicle. Gas central heating is provided throughout the property.

Externally, there is a delightful low maintenance rear garden having mature borders, retained by lovely flint walls with rear access.

With no on-going chain, we highly recommend undertaking an internal inspection to fully appreciate the warmth and deceptive nature of this 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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- Wonderful, extended period home
 - Two double bedrooms
 - Very well presented throughout
 - 29'8 bow fronted lounge diner

- Extended full width 16'7 x 14'5 kitchen/b'fast room
 - Large family bath/shower room
 - Ground floor WC/utility room
 - No on-going chain













Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,053.69 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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk