

Hyman
Estate & Letting



Hill
Agent



40 Chiltern Close, Shoreham by Sea, West Sussex, BN43 6LE

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Offers in Excess of £375,000

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A very well presented THREE BEDROOM family home located in Shoreham academy catchment

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Hyman Hill is delighted to be offering for sale this very well presented THREE BEDROOM end of terraced family home located in a highly popular location in Shoreham.

On the ground floor the property consists of a through lounge dining room and kitchen. The first floor comprises of three bedrooms and bathroom.

The outside has a well presented and easy maintenance rear garden and garage in the compound.

Located in Shoreham academy catchment and near the Holmbush centre this property is ideal and convenient for families. 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.

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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- Three-bedroom end of terraced home
 - Good sized through lounge diner
 - Well-presented rear garden
 - Viewing is highly recommended

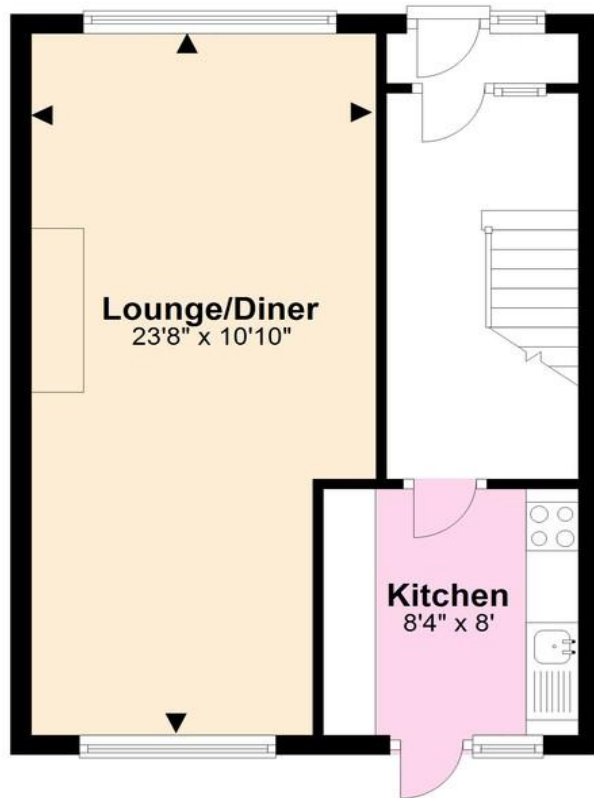
- Shoreham academy catchment
 - Garage in compound
 - Near Holmbush centre
 - Ideal for families







Ground Floor



First Floor



Total area: approx. 828.8 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	73 C	
55-68	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 Council



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

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