



107 Mansell Road, Shoreham by Sea, West Sussex, BN43 6GP



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£375,000

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“ A very well presented TWO BEDROOM home with a beautiful rear garden ”

Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM family home located in a popular location in Shoreham.

On the ground floor there is a good-sized lounge and kitchen dining room. The first floor comprises of two double bedroom and bathroom. There is a beautiful mainly laid to lawn rear garden with large summer house and off-road parking to the front.

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

Sold with NO CHAIN and viewing is highly recommended.

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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- End of terraced family home
    - Two bedrooms
    - Kitchen dining room
    - Good sized lounge
  - Beautiful rear garden
    - Off road parking
  - Shoreham academy catchment
    - No chain

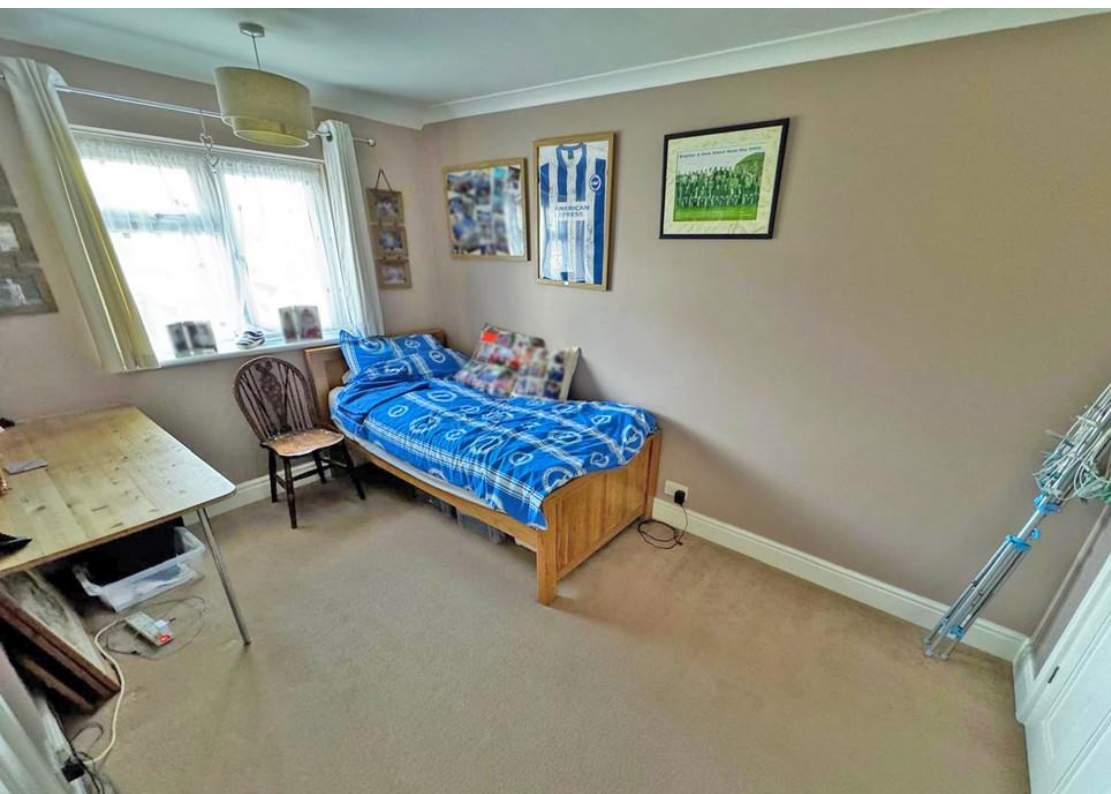








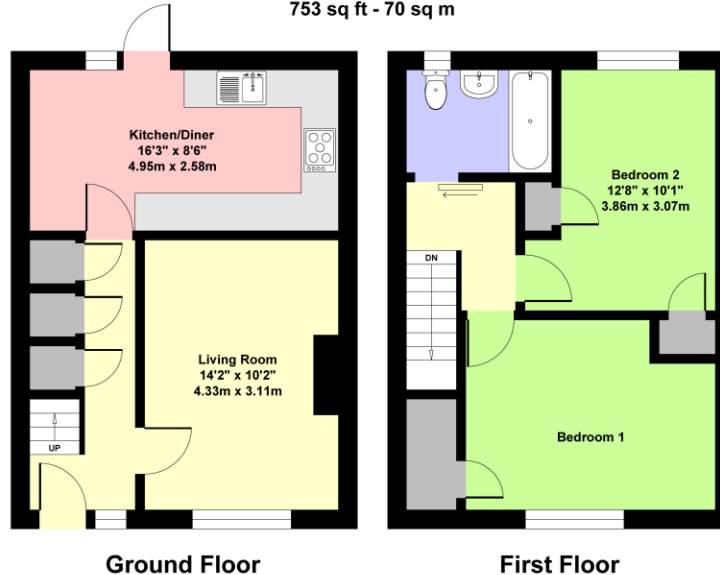






## 107 Mansell Road

Approximate Gross Internal Area  
753 sq ft - 70 sq m



Ground Floor

First Floor

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.

### Useful Information

**Council Tax Band:** B - £1,796.98  
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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