

Hyman
Estate & Letting



Hill
Agent

13 Western Road, Shoreham, West Sussex, BN43 5WD

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£725,000

“Stunning three-bedroom town central house in walking distance to the mainline station and town centre”

Hyman Hill is delighted to offer for sale this stunning and tastefully decorated THREE DOUBLE BEDROOM family home located in the heart of Shoreham and walking distance to the mainline train station.

Built in circa 1890 this property has been featured in various interior magazines and benefits from a large through lounge diner, beautifully presented kitchen dining room with doors leading to the reclaimed brick paved rear garden, three first floor bedrooms and lovely bathroom with roll top bath.

There are many original style features including fireplaces, two reclaimed skylights, high flint walled rear garden and cast-iron radiators.

Viewing is highly recommended to fully appreciate this stunning and unique family home. 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.

Shoreham benefits from various 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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- Built circa 1890
 - Stunning family home
 - Three double bedrooms
 - Three ground floor reception rooms

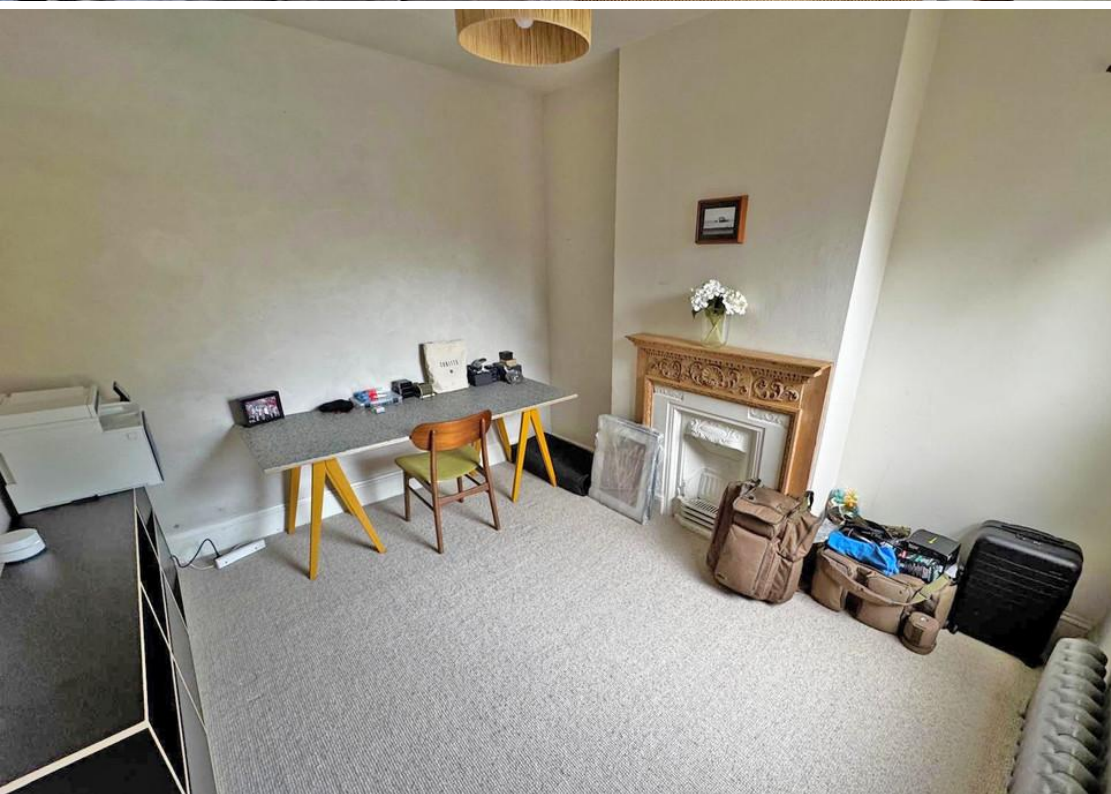
- Located in the heart of Shoreham
- Walking distance to mainline station
- Viewing is a must
- No chain



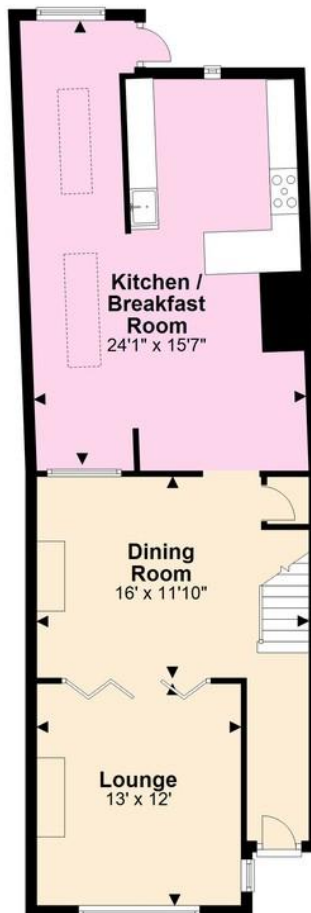








Ground Floor



First Floor



Total area: approx. 1396.3 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	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: 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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