

Hyman

Estate & Letting



Hill

Agent

Mill Warbler, Mill Lane, Shoreham-by-Sea, BN43 5AG

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£750,000

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A unique FOUR BEDROOM detached bungalow located in a secluded location near the main line station

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Hyman Hill is delighted to offer for sale this unique FOUR DOUBLE BEDROOM detached bungalow located in a highly popular area near Shoreham's mainline train station and close to the High Street.

Situated on a private road this property has electronic gates to the front leading to a block paved off-road parking area for several vehicles and a large integral DOUBLE GARAGE. Internally Mill Warbler benefits from a good-sized lounge opening to a CONSERVATORY, FOUR BEDROOMS, family bathroom and utility room.

There are substantial gardens to two sides being mainly laid to lawn benefiting from having a paved patio seating area, greenhouse and attached to the bungalow a large shed/storeroom.

Viewing is a must and is 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.

Shoreham benefits from a range 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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- Large gated detached bungalow
 - Four double bedrooms
 - Lounge opening to conservatory
 - Double garage

- Secluded location
- Near town centre and mainline station
- Substantial Gardens
- No chain











Mill Warbler, Mill Lane, Shoreham-by-Sea



Total area: approx. 1941.5 sq. feet

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: F - £3,337.24 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.

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