

Hyman
Estate & Letting



Hill
Agent

75 Buckingham Road, Shoreham by Sea, West Sussex, BN43 5UD

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£850,000

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Located in one of Shoreham premier roads with a stunning rear garden and parking for several vehicles

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Hyman Hill is delighted to offer for sale this well presented THREE BEDROOM family home located in an excellent and convenient location within walking distance to Shoreham's main line train station and high street shopping.

Benefiting from plenty of 'CURB APPEAL' 75 Buckingham Road is an ideal purchase for any family looking for a home in a stunning location and willing to add their own stamp on a property offering a significant opportunity to improve and expand. On the ground floor the benefits include a good-sized through lounge opening to a light-filled sun room, kitchen/breakfast room, dining room, generous utility room and cloakroom. The first floor has three bedrooms and a bathroom with separate shower. There is a STUNNING westerly facing rear garden with full-width patio, well maintained lawns, manicured trees and shrubs along with a summerhouse and tool shed, while the front boasts a garage and good-sized private driveway offering parking for several vehicles. Viewing is an absolute must, and the home is being 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 many 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 which is only a short walk away offering direct trains to Brighton, London and to the west.

The property is close to a number of quality 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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- Detached family home
 - Three bedrooms
 - Through lounge diner
 - Large kitchen breakfast room
 - Separate dining room
 - Stunning rear garden
 - One of Shoreham's Premier roads
 - No chain

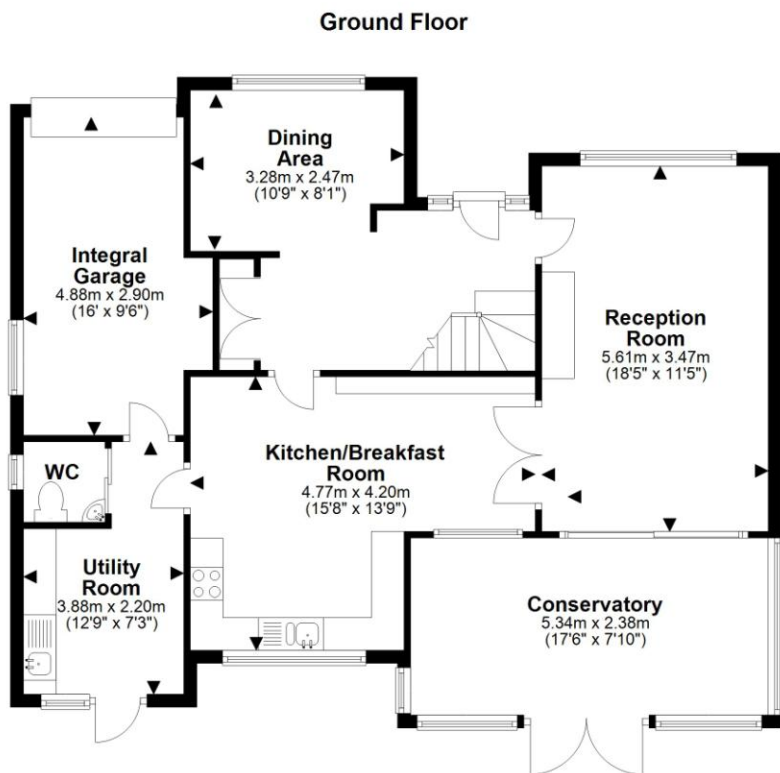












Total area: approx. 159.2 sq. metres (1713.6 sq. feet)

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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: E - £2,823.82
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