

Hyman
Estate & Letting



Hill
Agent



9 Northbourne Close, Shoreham by Sea, West Sussex, BN43 5AP

9 Northbourne Close, Shoreham-by-Sea, West Sussex, BN43 5AP

£475,000

“ A stunning and EXTENDED three-bedroom family home with a garden room / office incorporating shower ”

Hyman Hill is delighted to offer for sale this stunning three-bedroom EXTENDED family home located in a quiet Cul de sac in Shoreham.

9 Northbourne Close has been tastefully renovated throughout by the current owners and benefits from a beautiful and extended fitted kitchen dining room with bifold doors leading to the mainly laid to lawn rear garden, a well-presented lounge to the front and a family bathroom. A standout feature is the spacious garden room/home office, complete with its own private shower room, offering a versatile space for work, guests, or leisure”

There is a garage located in the nearby compound.

Located near the mainline station and Shoreham high street this property is an ideal purchase for commuters as well as people looking to walk into town. Viewing is essential.

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.

-
- Extended family home
 - Three bedrooms
 - Beautiful kitchen dining room
 - Separate lounge
 - Bifold doors to the rear garden
 - Garden / office room with shower room
 - Garage in compound
 - Highly popular location



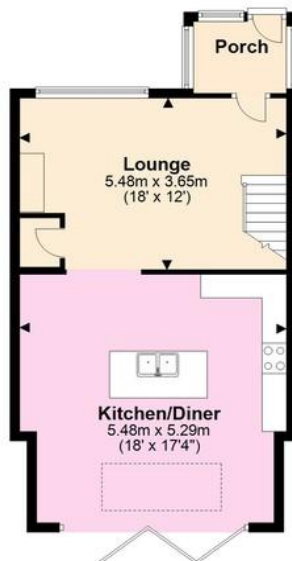








Ground Floor



First Floor



Total area: approx. 109.0 sq. metres (1173.6 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,151.33 per annum (2025/2026)

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