

Hyman  
Estate & Letting



Hill  
Agent



3 Kent Close, Shoreham by Sea, West Sussex, BN43 6LQ



# 3 Kent Close, Shoreham by Sea, West Sussex, BN43 6LQ

£300,000



A very well presented TWO DOUBLE BEDROOM house located in Shoreham academy catchment



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

On the ground floor the property benefits from a good-sized lounge dining room, kitchen and utility area. The first floor has two double bedrooms and a bathroom. The outside comprises of a low maintenance rear garden having rear access and a GARAGE in a nearby compound.

Situated in Shoreham academy catchment and near the Holmbush centre this property is ideal for families looking for a freehold home in a convenient location.

Viewing is a must.

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.

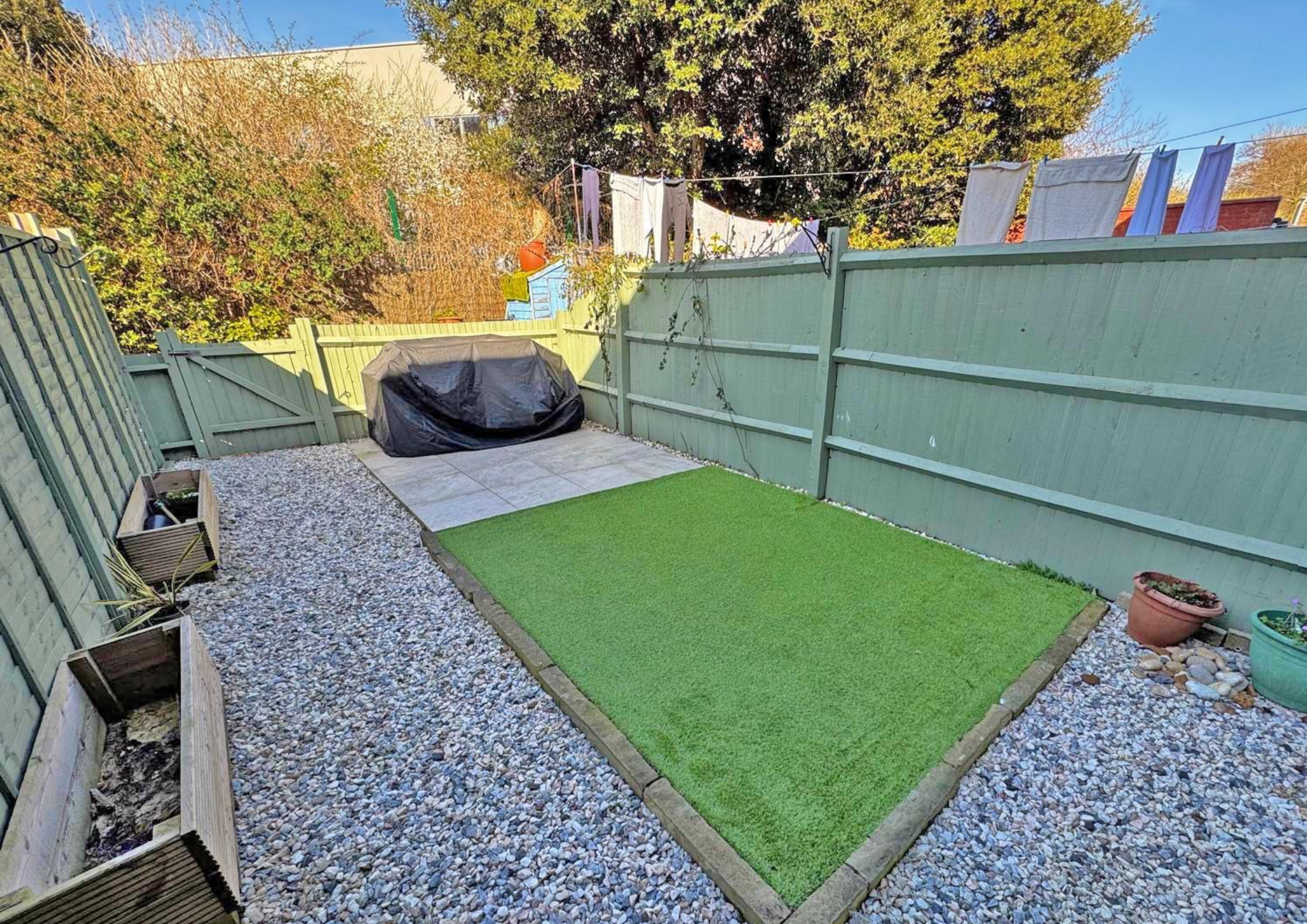
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Well presented family home
    - Two double bedrooms
    - Lounge dining room
      - Utility area
  - Shoreham academy catchment
    - Garage
    - Convenient location
    - Viewing essential

















Total area: approx. 714.6 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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** B - £1,882.42 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.

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