

Hyman  
Estate & Letting



Hill  
Agent



19 Annington Gardens, Shoreham-by-Sea, West Sussex, BN43 5GS

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£475,000

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“ Three bedroom link detached house located in the highly popular Buckingham Farm estate. ”

Hyman Hill is delighted to offer for sale this THREE BEDROOM link detached family home located in a highly popular location in North Shoreham.

On the ground floor the property benefits from a good sized through lounge dining room and kitchen. The first floor comprises of three bedrooms and the family bathroom.

There is a good sized mainly laid to lawn rear garden and a private drive leading to the garage with an up & over door.

Located in the popular family location of Buckingham Farm and near Buckingham Park this property is an ideal purchase for families looking to add their own personal touch.

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.

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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- Link detached family home
    - Three bedrooms
    - Through lounge diner
    - Good sized rear garden

- Private drive to garage
- Highly popular location
- Ideal family home
- Viewing is a must







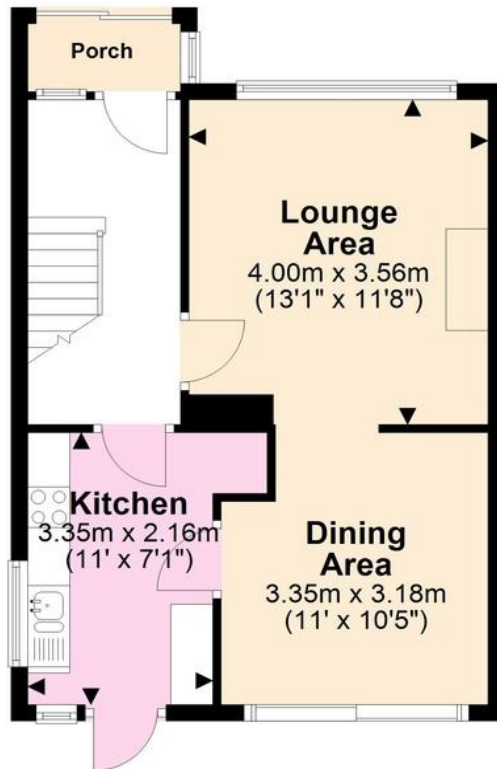




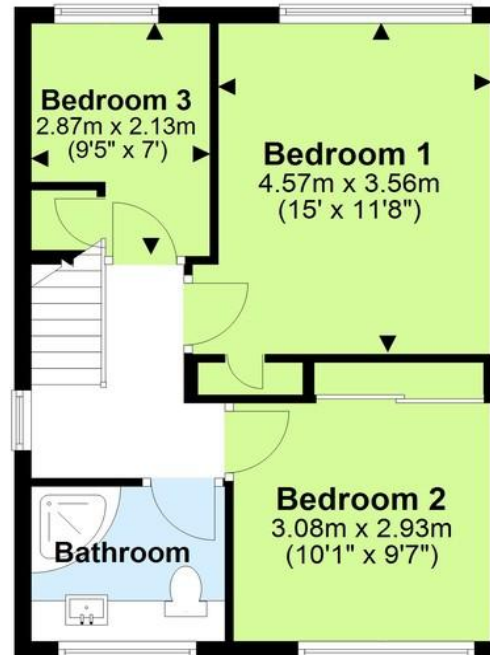




## Ground Floor



## First Floor



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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.

### Useful Information

**Council Tax Band:** D - £2,420.25 per annum (2025/2026)

**Tenure:** Freehold

**Local Authority:** Adur District Council

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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