

Hyman  
Estate & Letting



Hill  
Agent



197 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6BT



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Offers in Excess of £425,000

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“

A beautifully presented TWO DOUBLE BEDROOM house with a stunning south facing rear garden

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Hyman Hill is delighted to offer for sale this very well presented TWO double bedroom family home located in a highly popular location in Shoreham.

On the ground floor the property benefits from a large lounge dining room having patio doors leading to the rear garden, good-sized kitchen and cloakroom. The first floor comprises of two double bedrooms with the master benefiting from an en suite shower room and family bathroom. There is a beautifully presented SOUTH FACING rear garden with patio seating area, artificial grass and pergola. There is an allocated parking space to the rear.

Located in Shoreham academy catchment and with local nearby shops this is an ideal property for a young family.

Viewing is an absolute 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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- Semi detached family home
    - Two double bedrooms
    - Large lounge diner
    - Ground floor cloakroom

- En suite plus family bathroom
  - South facing rear garden
  - Allocated parking space
  - Shoreham academy catchment

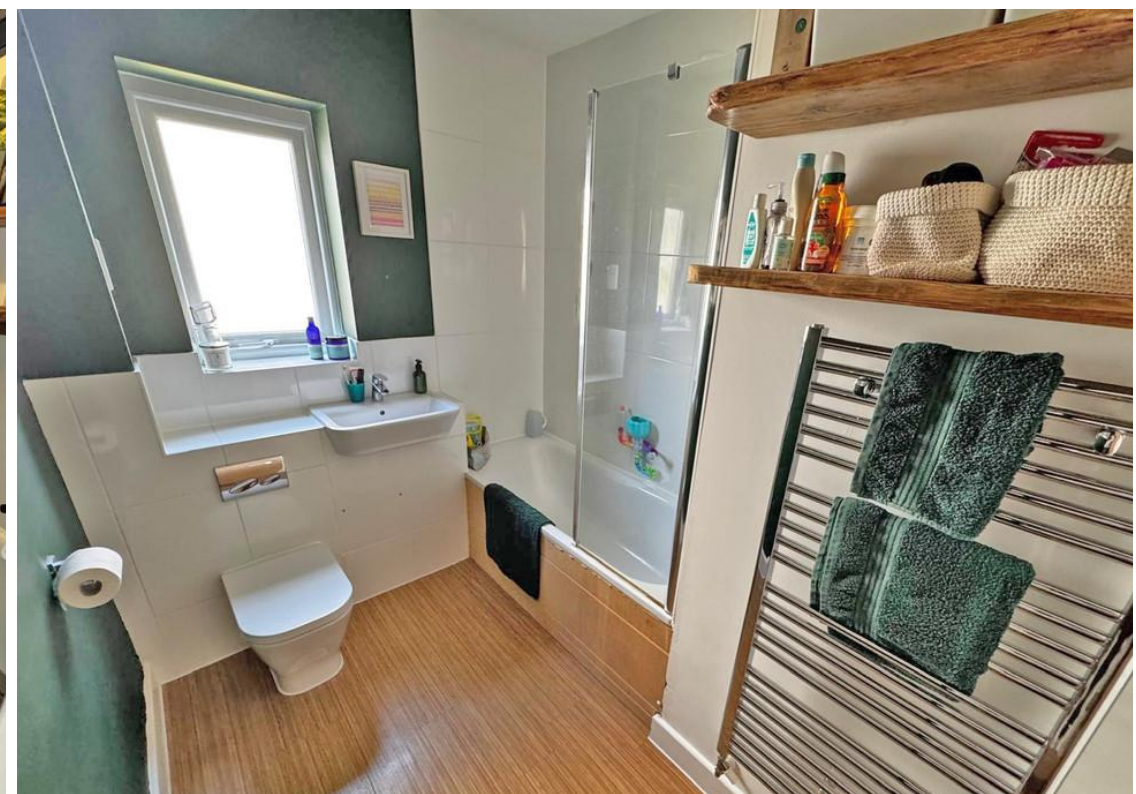
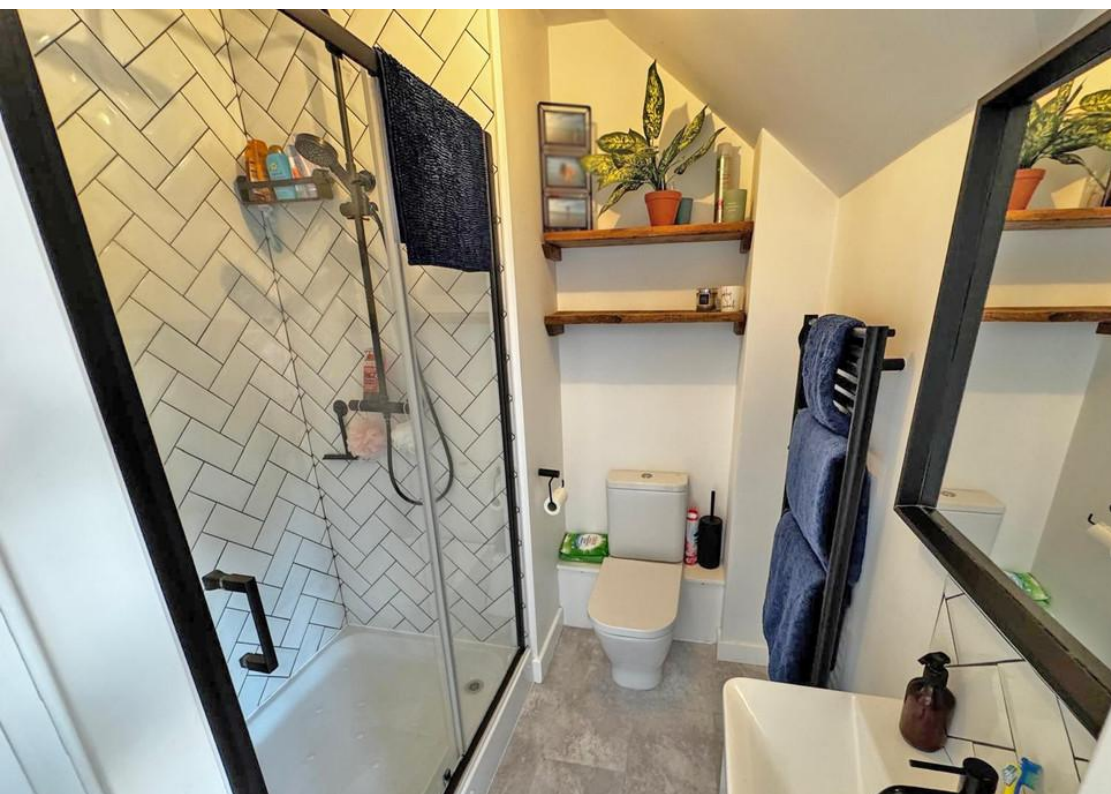








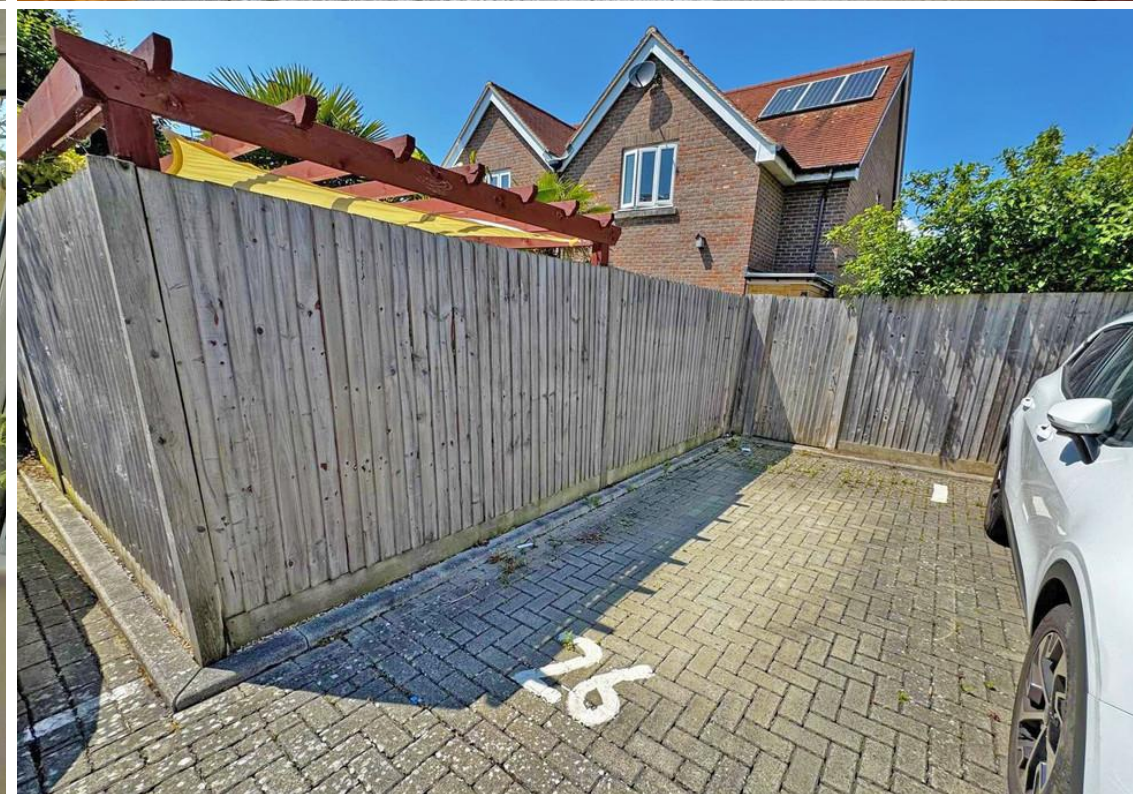










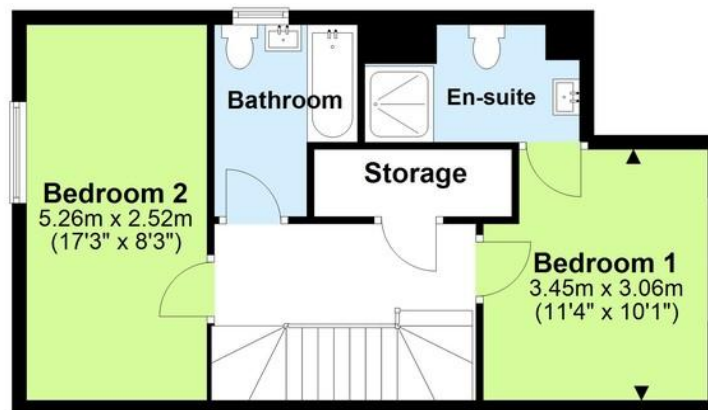




## Ground Floor



## First Floor



Total area: approx. 84.9 sq. metres (913.9 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:** C - £2,151.33 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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