

Hyman  
Estate & Letting



Hill  
Agent



3 Adur Avenue, Shoreham-by-Sea, West Sussex, BN43 5NN

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Offers in Excess of £750,000

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An extended and very well presented FOUR BEDROOM family home located in North Shoreham

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Hyman Hill is delighted to offer for sale this very well presented and extended FOUR BEDROOM semi-detached family home located in the highly popular North Shoreham.

On the ground floor the property benefits from a good-sized lounge, beautifully presented and refitted kitchen, large dining room / sitting room, utility room and cloakroom.

The first floor has four bedrooms and a stunning bathroom with shower.

Outside comprises of a large mainly laid to lawn SOUTH FACING REAR GARDEN having patio seating area and off-road parking to front.

Located in one of Shoreham most desirable roads this property is an ideal forever home.

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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- Extended family home
    - Four bedrooms
  - Good sized refitted kitchen plus utility room
    - Dining room / sitting room
  - Separate lounge
  - Large south facing rear garden
    - Off road parking
  - Viewing is a must















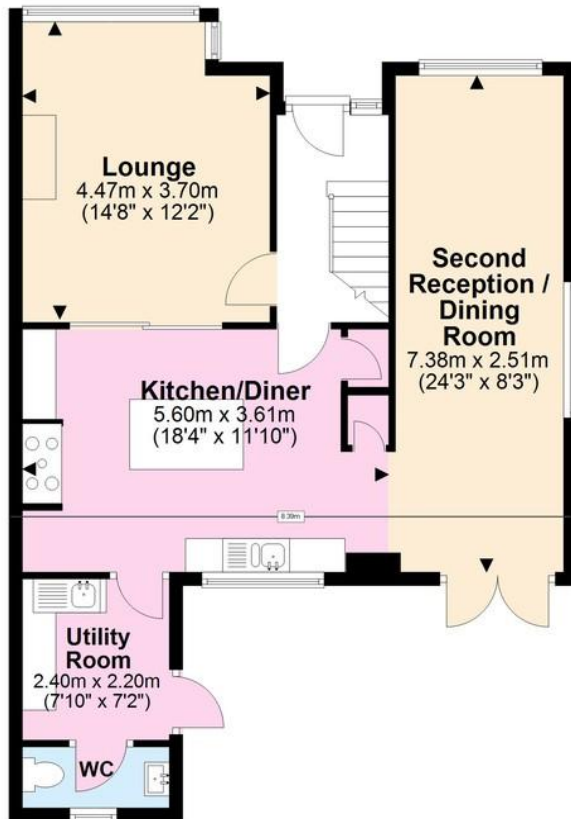








## Ground Floor



## First Floor



Total area: approx. 138.7 sq. metres (1492.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** E - £2,958.08 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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