

Hyman
Estate & Letting



Hill
Agent



25 Mansell Road, Shoreham-by-Sea, West Sussex, BN43 6GQ

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£325,000

“Two double bedroom family home located on a corner plot with south facing rear garden and garage.”

Hyman Hill is delighted to offer for sale this TWO DOUBLE BEDROOM end of terrace family home located on a corner plot. On the ground floor there is a good-sized lounge, kitchen diner and conservatory. The first floor comprises of two double bedrooms and bathroom with separate WC.

Outside there is a SOUTH FACING REAR GARDEN with side garden and garage.

Located in the Shoreham Academy catchment and having a corner plot offering the opportunity for an extension subject to planning permission makes this is an ideal family home.

This property is being sold with NO CHAIN and 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.

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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- End of terraced family home
 - Two bedrooms
 - Good sized kitchen diner
 - Conservatory
 - South facing rear garden
 - Garage
 - Shoreham academy catchment
 - No chain



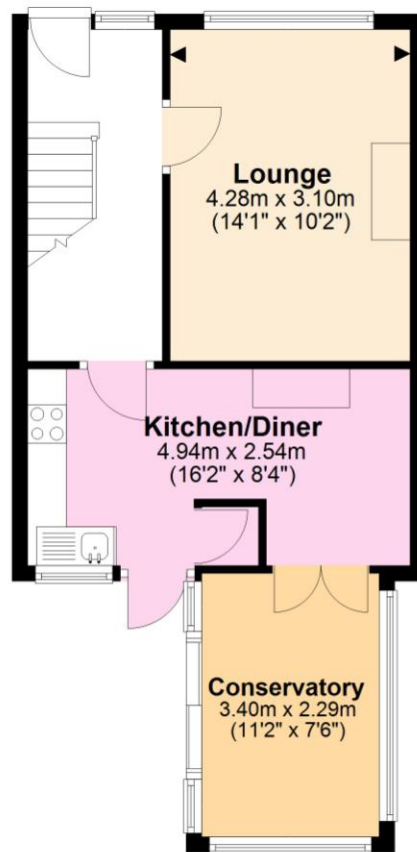




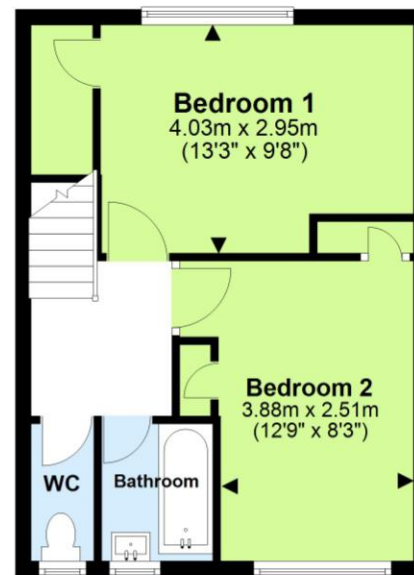




Ground Floor



First Floor



Total area: approx. 76.4 sq. metres (822.8 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		84 B
69-80	C		
55-68	D	60 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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