

Hyman
Estate & Letting



Hill
Agent



9 Mulberry Close, Shoreham-by-Sea, West Sussex, BN43 6TF

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Offers in Excess £575,000

“ Detached three double bedroom bungalow with west facing rear garden and situated on level ground ”

Hyman Hill is delighted to offer for sale this very well presented detached THREE DOUBLE BEDROOM bungalow located in a highly popular area in Shoreham and on level ground.

The property benefits from having a large lounge diner, refitted kitchen, refitted bathroom and three bedrooms.

The outside comprises of a mainly laid to lawn west facing rear garden with patio seating area, side paved area and private drive to garage at the front.

Located near the popular Holmbush shopping centre and in Shoreham academy catchment this property is being sold with NO CHAIN and viewing is highly recommended.

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.

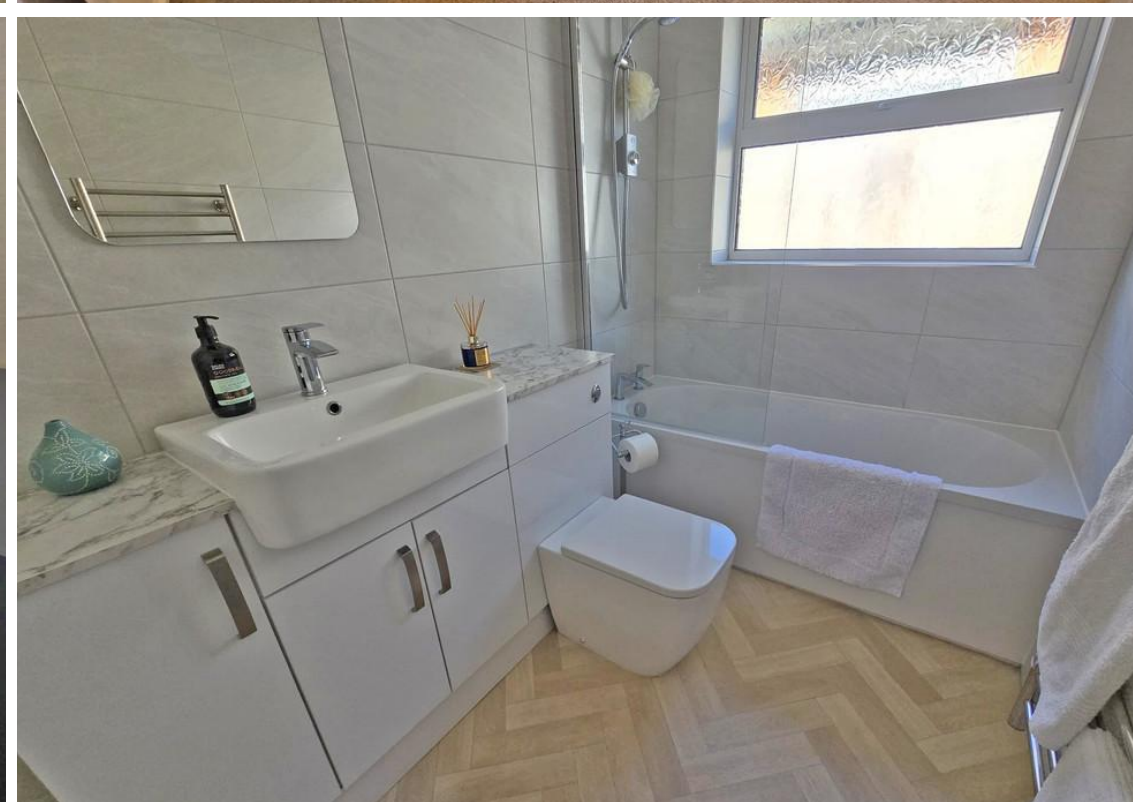
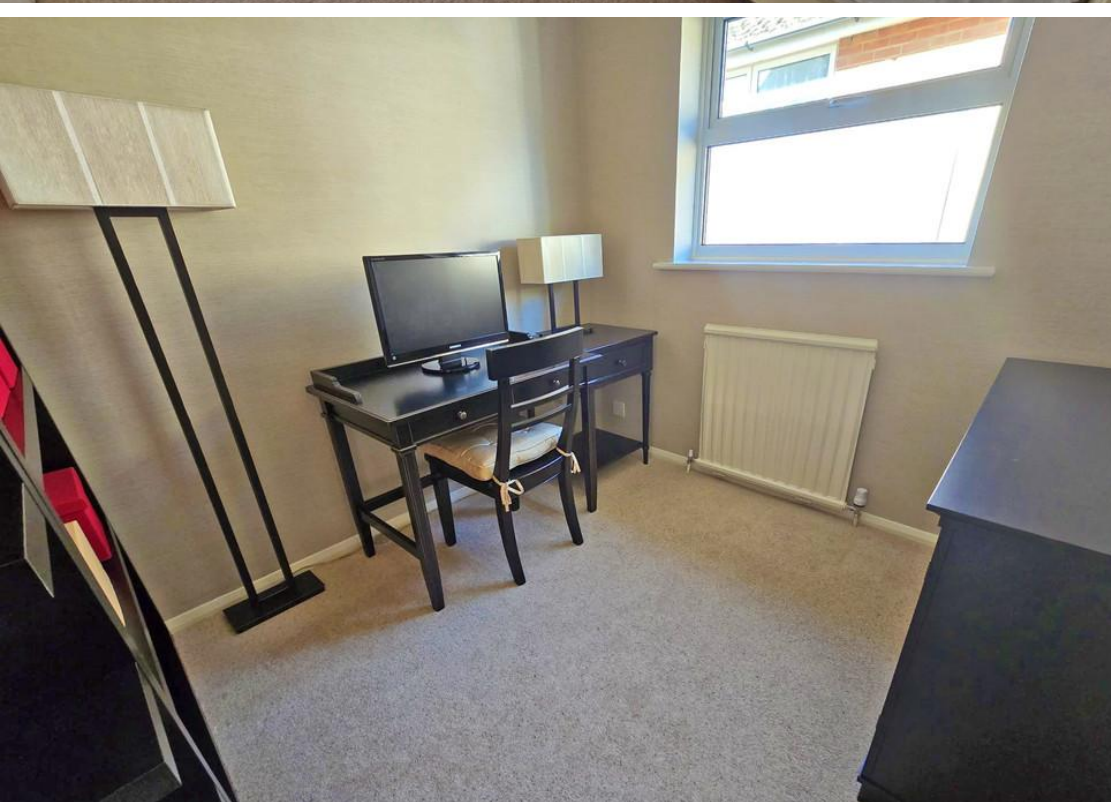
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Detached bungalow
 - Three double bedrooms
 - Large lounge diner
 - Refitted kitchen and bathroom
 - West facing rear garden
 - Private drive to garage
 - Highly popular location
 - No chain



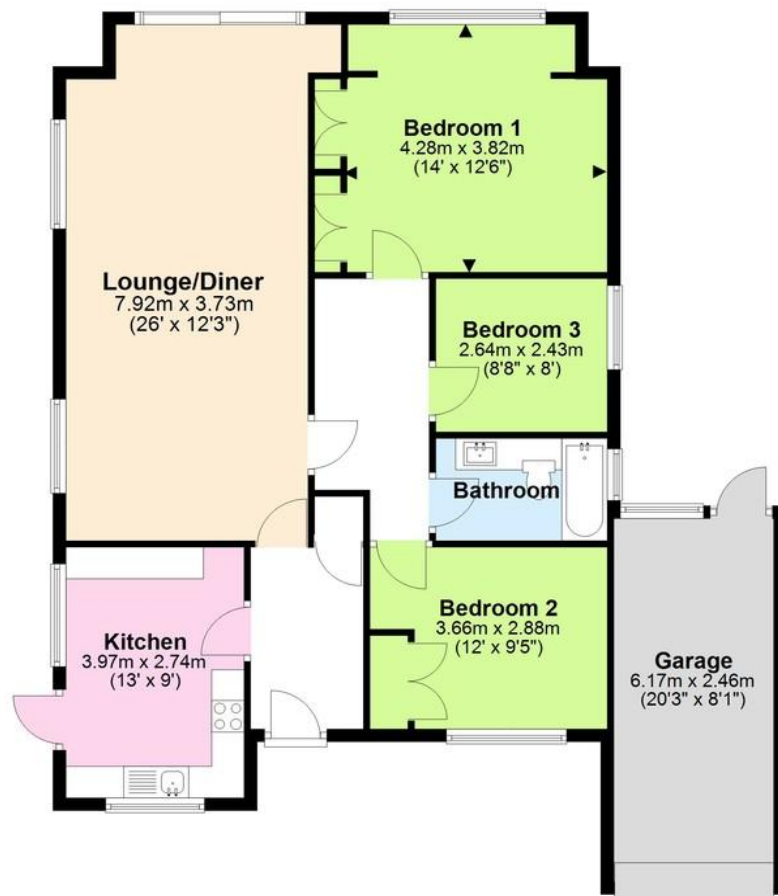








Ground Floor



Total area: approx. 109.5 sq. metres (1179.2 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		81 B
69-80	C		
55-68	D	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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