

Hyman  
Estate & Letting



Hill  
Agent



70 Church Green, Shoreham-by-Sea, West Sussex, BN43 6JU



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Offers in Excess of £210,000

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## “One bedroom freehold house sold with NO CHAIN and a parking space”

Hyman Hill is delighted to offer for sale this ONE BEDROOM end of terraced freehold house located in a highly popular location in Shoreham. On the ground floor the property benefits from a good-sized lounge with bay double glazed window, and a kitchen. The first floor comprises of a good-sized double bedroom and bathroom. There is an allocated parking space and garden area.

This property is being sold with NO CHAIN and viewing is 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.

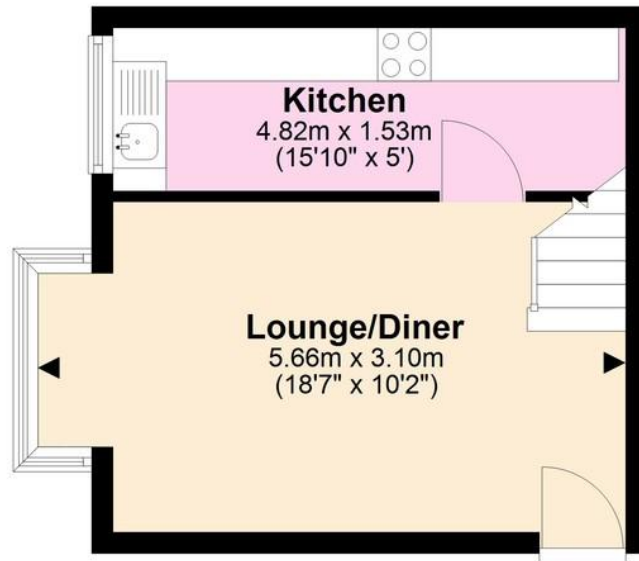
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- One bedroom house
    - Freehold
  - Good sized lounge
  - Car parking space
  - No chain
  - Highly popular location
  - Near Holmbush centre
  - Ideal first time buy



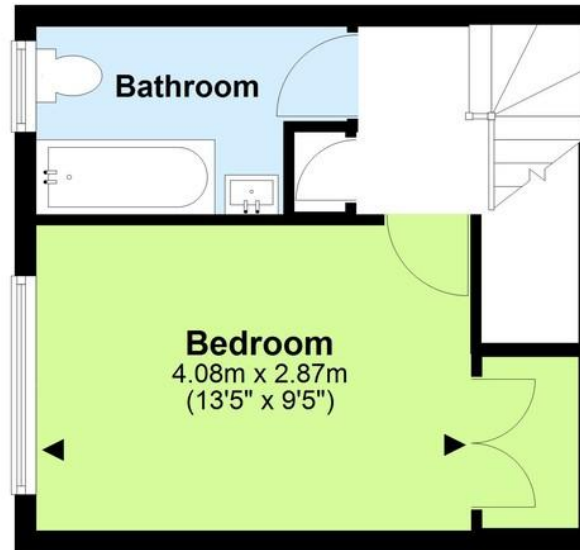




## Ground Floor



## First Floor



Total area: approx. 48.7 sq. metres (524.3 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		90 B
69-80	C		
55-68	D	62 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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