

Hyman  
Estate & Letting



Hill  
Agent



10 Williams Road, Shoreham-by-Sea, West Sussex, BN43 6BP



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£350,000

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“  
A very well presented TWO DOUBLE BEDROOM house with a SOUTH FACING REAR GARDEN  
”

Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM family home located in a popular location.

On the ground floor there is a good-sized lounge, kitchen breakfast room and conservatory. There are two double bedrooms to the first floor and a family bathroom.

The outside offers a good-sized SOUTH FACING REAR GARDEN and off-road parking to the front.

Located in Shoreham Academy catchment and near the Holmbush Centre this property is an ideal purchase for a family and it is being sold with NO CHAIN.

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 which 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.

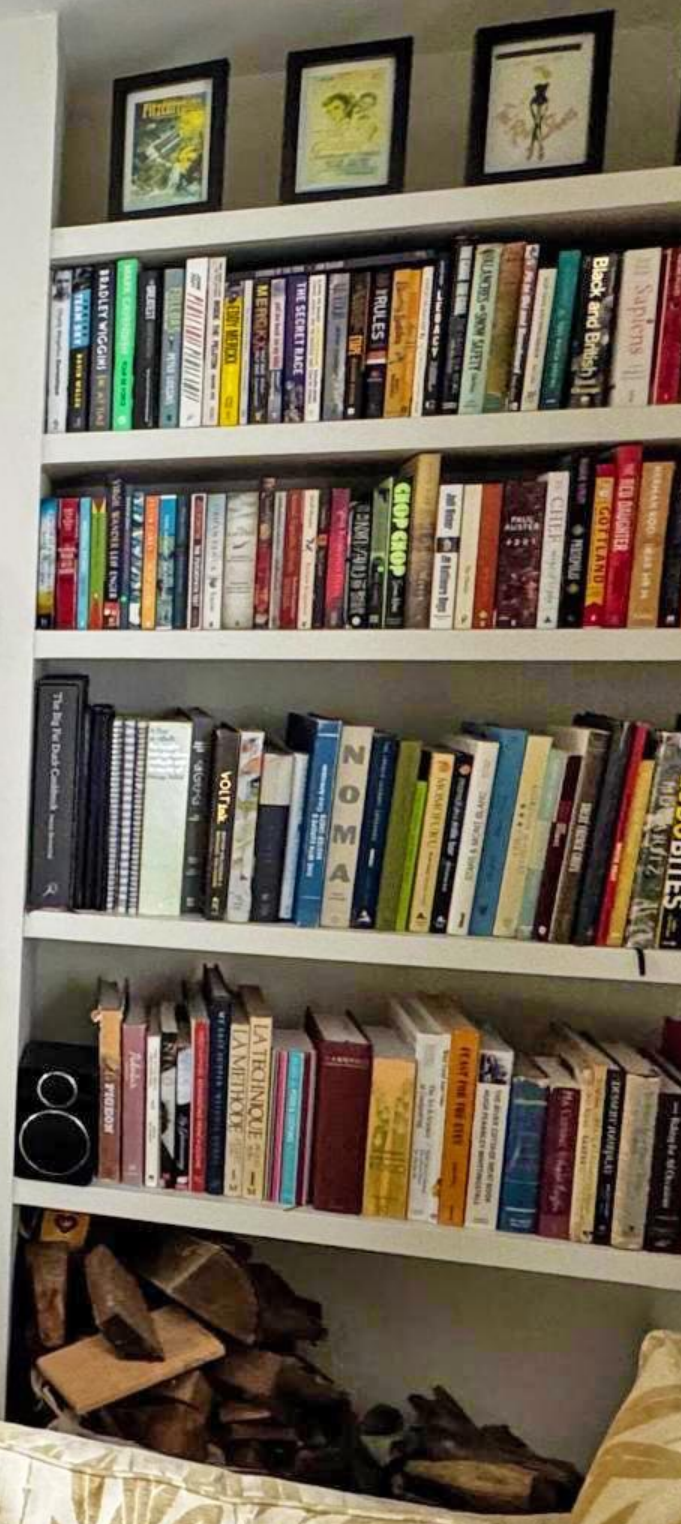
Shoreham By Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- End of terraced family home
  - Two double bedrooms
  - Kitchen dining room
  - Seperate lounge
  - Conservatory
  - South facing rear garden
  - Off road parking
  - Shoreham Academy catchment

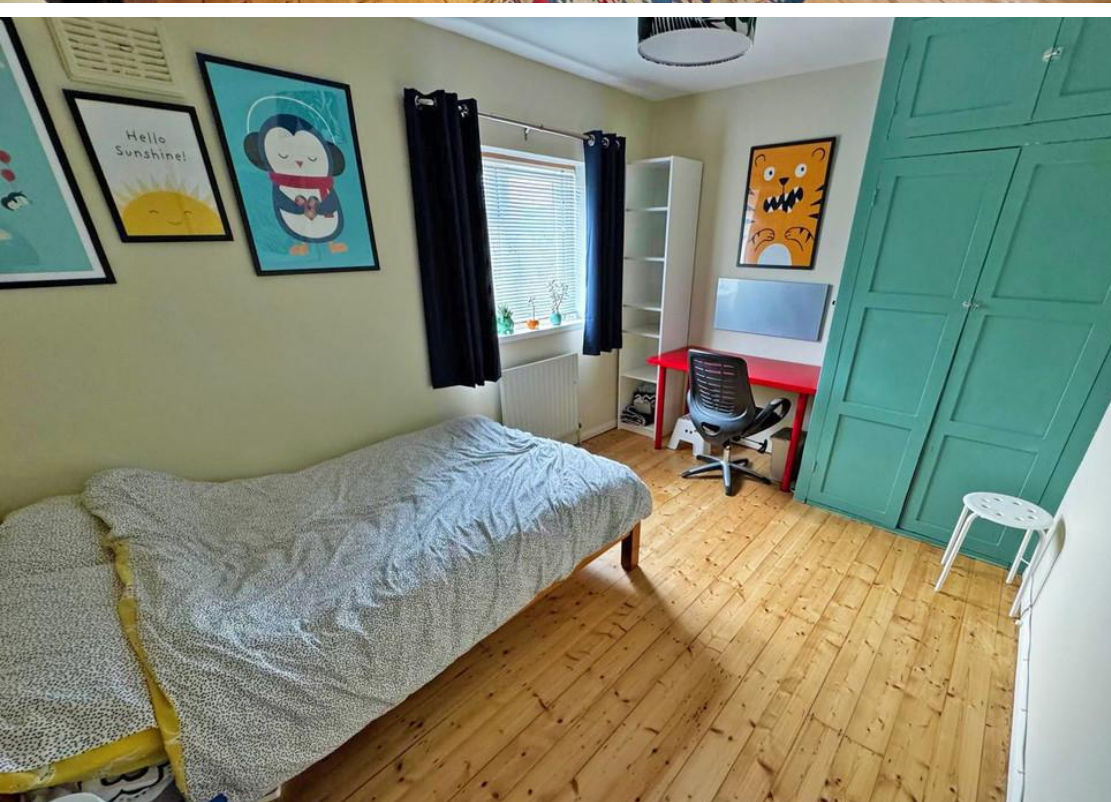














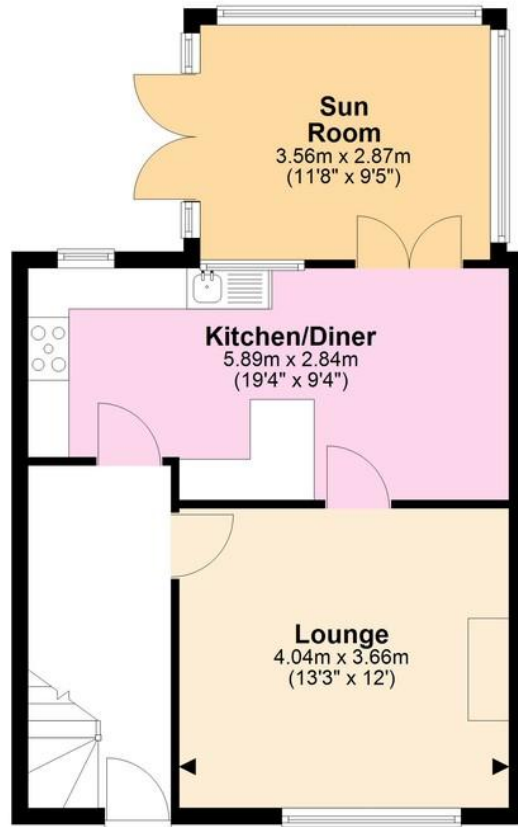








## Ground Floor



## First Floor



Total area: approx. 86.6 sq. metres (932.1 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	63 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** C - £2,151.33 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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