

Hyman
Estate & Letting



Hill
Agent



179 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TA

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£500,000

“An extended THREE-bedroom, THREE reception room semi detached home with south facing garden

”

Hyman Hill is delighted to offer for sale this EXTENDED three-bedroom family home located in a highly popular location in Shoreham.

On the ground floor the property benefits from a lounge diner, kitchen breakfast room, conservatory and utility room. The first floor has three bedrooms and family bathroom. There is a good-sized SOUTH FACING REAR GARDEN and PRIVATE DRIVE leading to the garage.

Located in Shoreham academy catchment and close to the Holmbush centre this property is an ideal purchase for families looking for their forever home.

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 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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- Extended family home
 - Three bedrooms
 - Large ground floor accomadation
 - Lounge diner

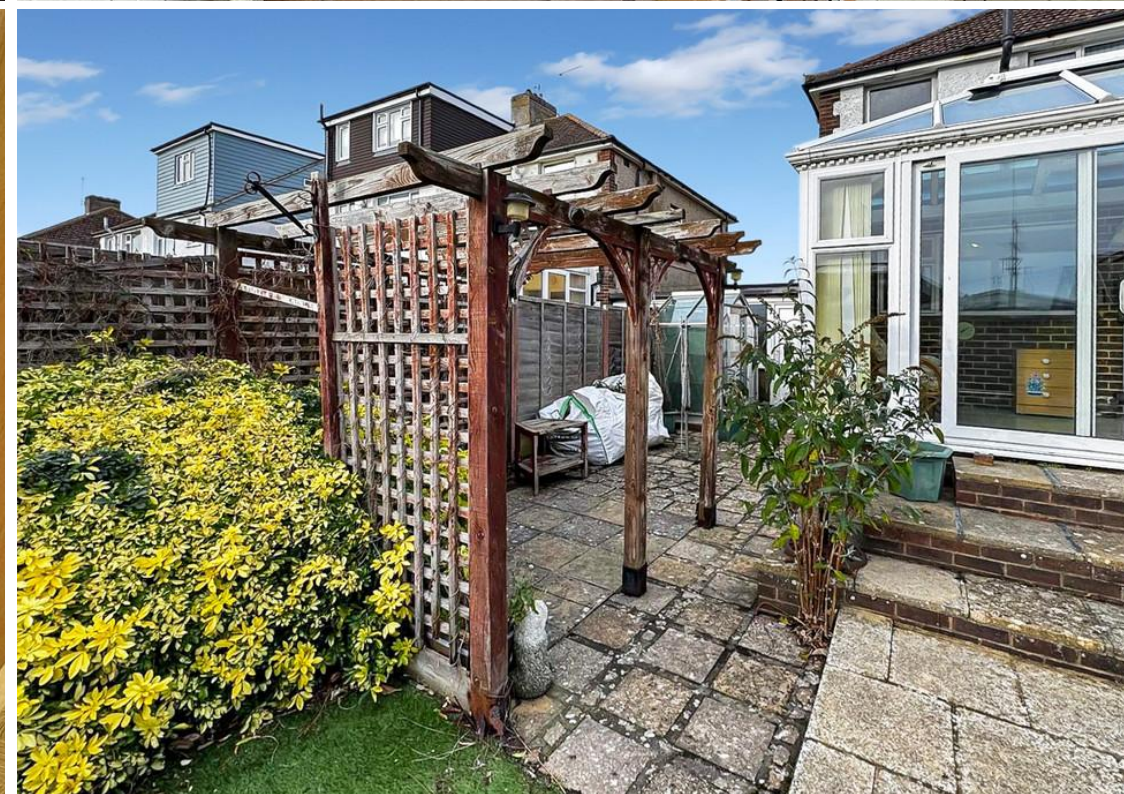
- Kitchen breakfast room plus utility
 - Conservatory
- South facing rear garden
- Private drive to garage



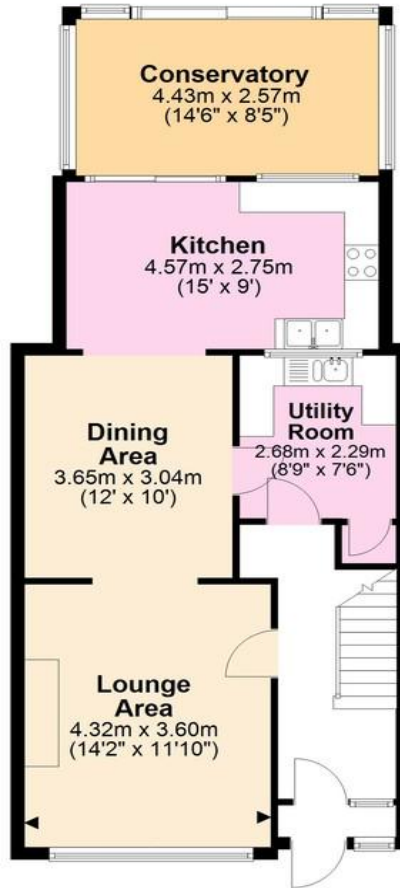








Ground Floor



First Floor



Total area: approx. 116.2 sq. metres (1250.5 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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D - £2,420.25 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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