

Hyman  
Estate & Letting



Hill  
Agent

18 Rainbow Square, Shoreham-by-Sea, West Sussex, BN43 6AX

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£425,000

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Extended family home with **THREE DOUBLE BEDROOMS** located in Shoreham academy catchment



Hyman Hill is delighted to offer for sale this very well presented and extended **THREE DOUBLE BEDROOM** family home located in Shoreham academy catchment area.

On the ground floor there is a good-sized lounge dining room with patio doors leading onto the rear garden, kitchen and cloakroom. The first floor has two double bedrooms and the family bathroom. Converted into the loft this property also offers a further large double bedroom.

The outside comprises of a good-sized rear garden having patio seating and laid lawn areas. There is an allocated parking space.

Located within Shoreham academy and near the Holmbush centre this property is an ideal purchase for families.

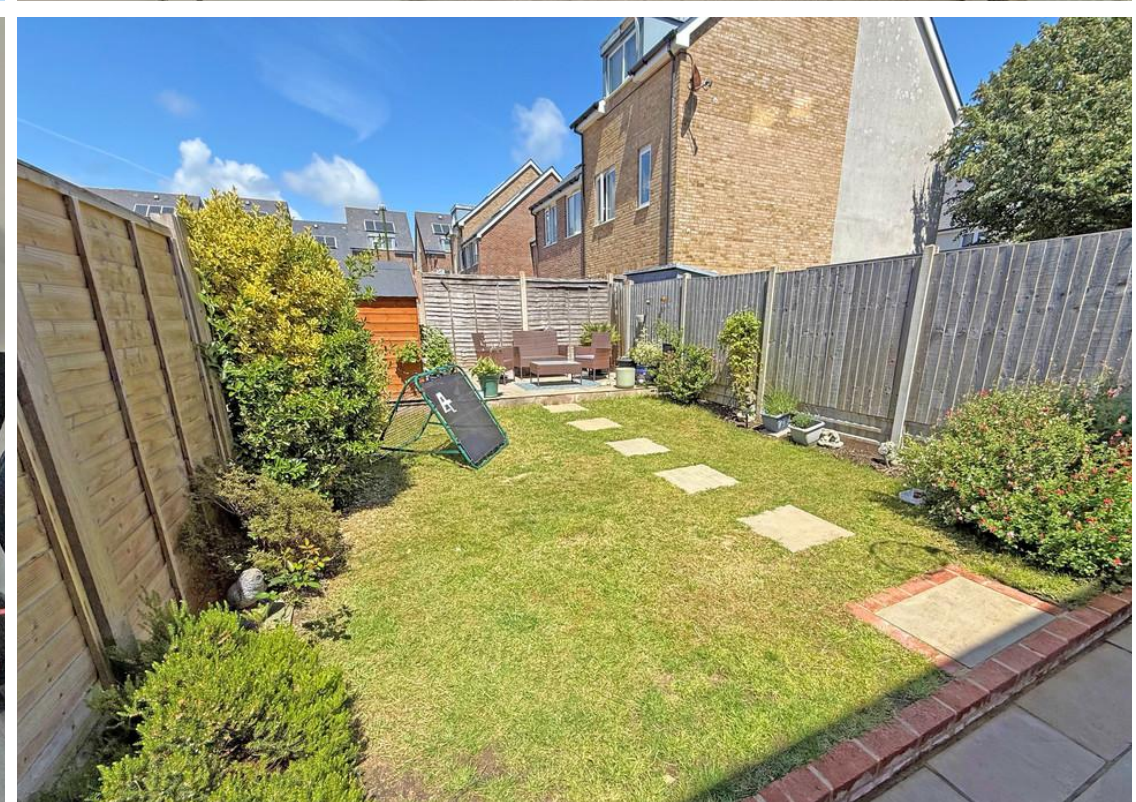
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

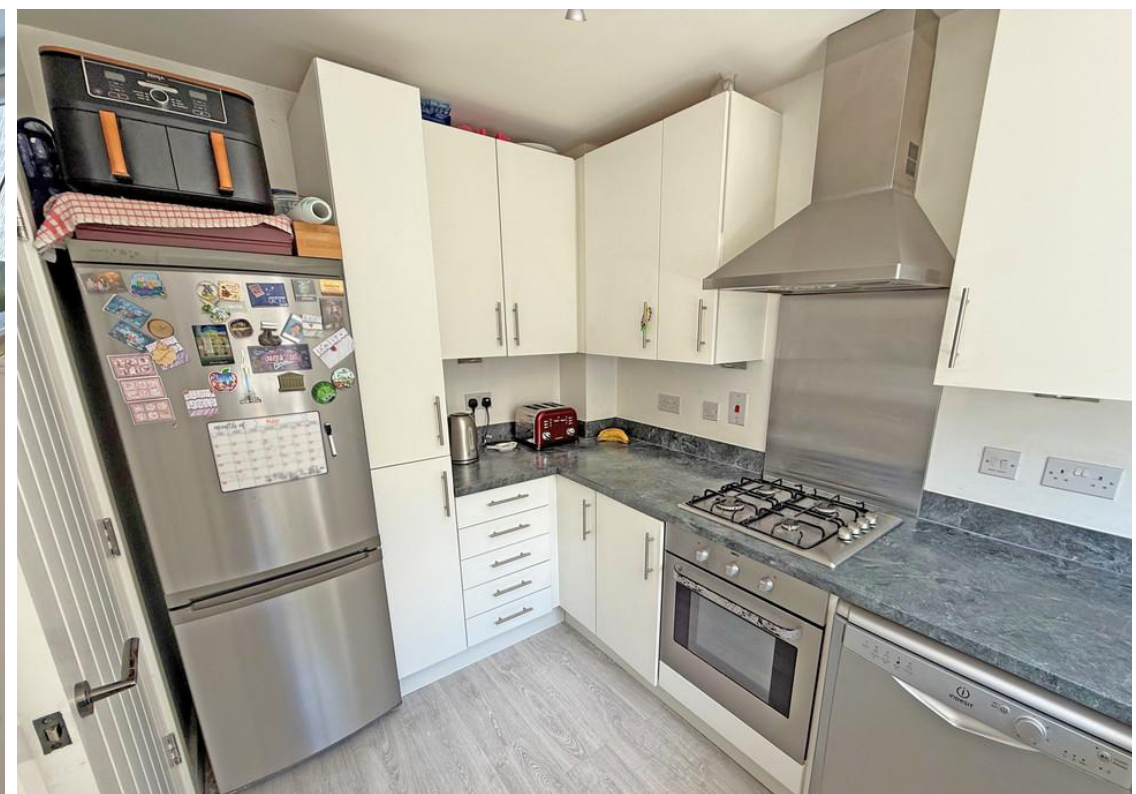
The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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 good sized bedrooms
    - Lounge dining room
  - Ground floor cloakroom
  - Good sized rear garden
  - Allocated parking space
  - Shoreham academy catchment
    - Viewing is a must



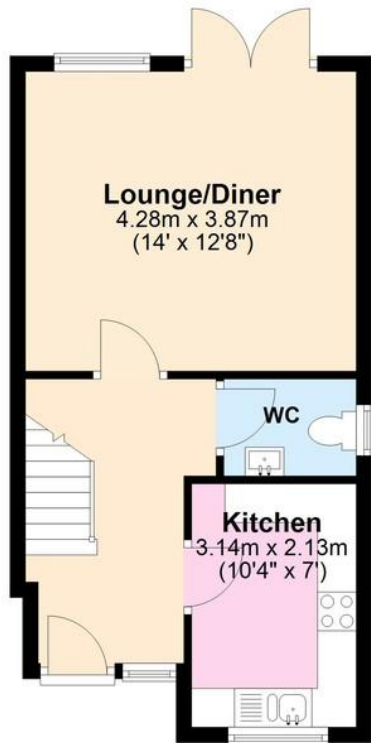




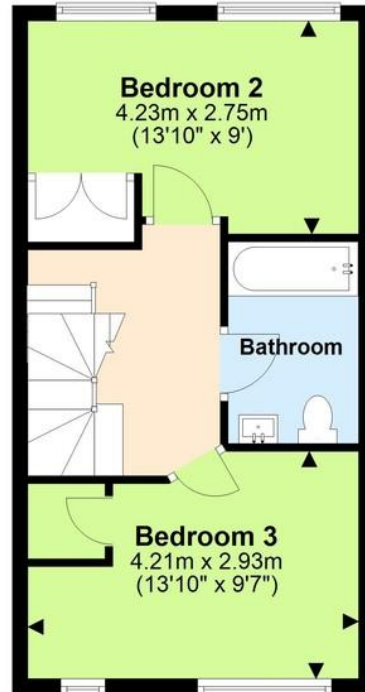




## Ground Floor



## First Floor



## Second Floor



Total area: approx. 96.1 sq. metres (1034.8 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band: C** - £2,253.63 per annum (2026/2027)

**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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