

Hyman  
Estate & Letting



Hill  
Agent



5 The Kestrels, Shoreham-by-Sea, West Sussex, BN43 5UL

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£335,000



A very well presented TWO DOUBLE BEDROOM family home near Shoreham mainline station



Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM terraced family home located in a highly popular area of Shoreham and near the mainline railway station.

On the ground floor the property benefits from a good-sized lounge dining room with a refitted kitchen and conservatory. The first floor comprises of two double bedrooms and family bathroom.

There is a good-sized rear garden and communal green to the front.

Conveniently located near Shoreham mainline train station and high street this property is an ideal purchase for families and commuters looking for their perfect home.

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.

Shoreham benefits from a range 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.

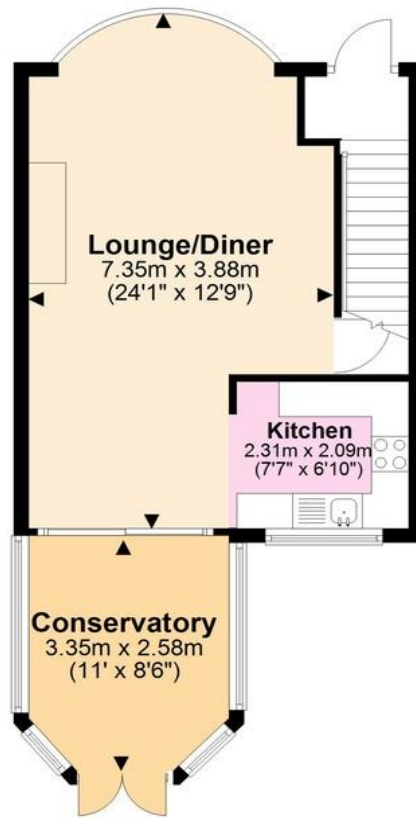
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- Terraced family home
  - Two double bedrooms
  - Good sized lounge diner
  - Modern kitchen and bathroom
  - Conservatory
  - Rear garden
  - Near mainline station
  - No chain



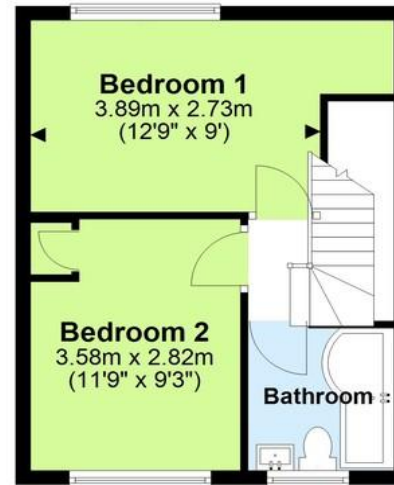




## Ground Floor



## First Floor



Total area: approx. 75.3 sq. metres (810.5 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		86 B
69-80	C	69 C	
55-68	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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