



9 Nelson Court, Woodards View, Shoreham Beach, West Sussex, BN43 5LR

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Offers in Excess of £299,950

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Two double bedroom first floor flat with sea views, garage, two balconies and no chain ”

Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM first floor flat offering sea views and NO CHAIN.

The property benefits from a large lounge dining room with an enclosed balcony to side offering views of the sea and the church of good shepherd. There is a large, refitted kitchen breakfast room with enclosed balcony and refitted shower room. The outside comprises of a GARAGE in a nearby compound, large communal gardens, communal parking and walking distance to the Beach.

Sold with NO CHAIN and located in one of Shoreham's premier blocks of flats this property is an amazing purchase for all buyers.

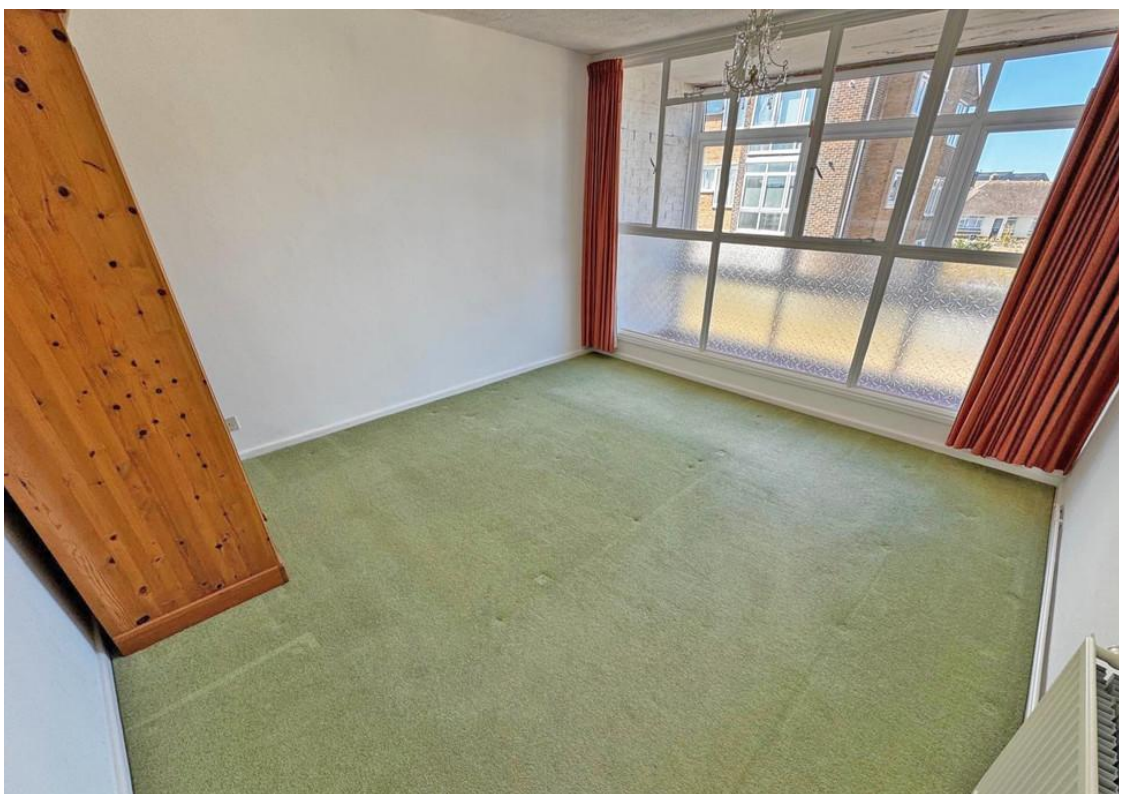
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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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| • First floor flat | • Recently refitted shower room |
| • No chain | • Two balconies |
| • Large lounge diner | • Sea views |
| • Recently refitted kitchen breakfast room | • Garage |







First Floor



Total area: approx. 92.5 sq. metres (995.6 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	73 C	79 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: Share of 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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