

Hyman  
Estate & Letting



Hill  
Agent



8B Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RG

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£250,000

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Well presented TWO BEDROOM maisonette with direct sea views. NO CHAIN.



Hyman Hill is delighted to offer for sale this very well presented TWO DOUBLE BEDROOM top floor maisonette located opposite Kingston Beach and with direct sea views.

The property benefits from having a refitted kitchen opening into the good-sized lounge diner offering beautiful and direct sea views, bathroom and a further bedroom located in the loft.

There is an allocated parking space to the front.  
Viewing is an absolute must.

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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- Two bedroom maisonette
  - Open plan Lounge diner and kitchen
    - Opposite Kingston beach
    - Parking space to front

- Delightfull sea views
- Viewing is a must
- Shoreham academy catchment
  - No chain

















Total area: approx. 72.7 sq. metres (782.2 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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** B – £1,882.42 per annum (2025/2026)

**Service Charge:** £1,000 per annum

**Tenure:** Leasehold (166 years left on lease)

**Local Authority:** Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 464464  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)