

Hyman  
Estate & Letting



Hill  
Agent



5 Swiss Gardens, Shoreham-by-Sea, West Sussex, BN43 5WH



# 5 Swiss Gardens, Shoreham-by-Sea, West Sussex, BN43 5WH

£350,000

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“Location, location, location. A two / three-bedroom house in central Shoreham with parking and garage”

Hyman Hill is delighted to offer for sale this two / three-bedroom end of terraced house located in Shoreham town centre and near its mainline station.

The property needs modernisation throughout but benefits from a lounge, dining room / bedroom 3, kitchen, ground floor cloakroom with rear lean to, two first floor bedrooms and bathroom.

There is a large mainly laid to lawn rear and side gardens and private drive leading to the garage.

Located near Shoreham town this property is an ideal purchase for families and commuters.

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.

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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|----------------------------|--------------------------|
| • End of terraced home     | • Private drive          |
| • Two / three bedrooms     | • Garage                 |
| • Versatile living         | • Good sized rear garden |
| • In need of modernisation | • Near town centre       |















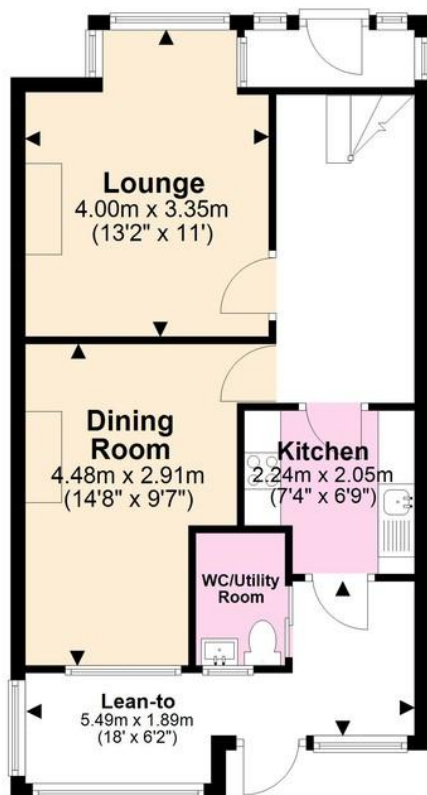




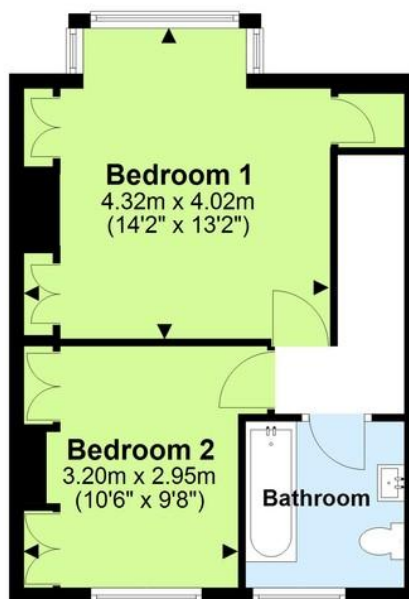




## Ground Floor



## First Floor



Total area: approx. 90.3 sq. metres (971.7 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		82 B
69-80	C		
55-68	D	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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