

Hyman
Estate & Letting



Hill
Agent

73 Church Green, Shoreham-by-Sea, West Sussex, BN43 6JU

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£220,000

“ A well-presented ONE BEDROOM house located in a highly popular location with garden ”

Hyman Hill is delighted to offer for sale this well presented ONE BEDROOM house located in the highly popular Church Green estate.

On the ground floor there is a good-sized bay fronted lounge and a refitted and well-presented kitchen. The first floor comprises of a good-sized double bedroom and a white suite bathroom.

There is double glazing and gas heating.

Outside comprises of a fenced laid lawn garden and a parking space nearby.

New boiler fitted September 2025.

Viewing is a must.

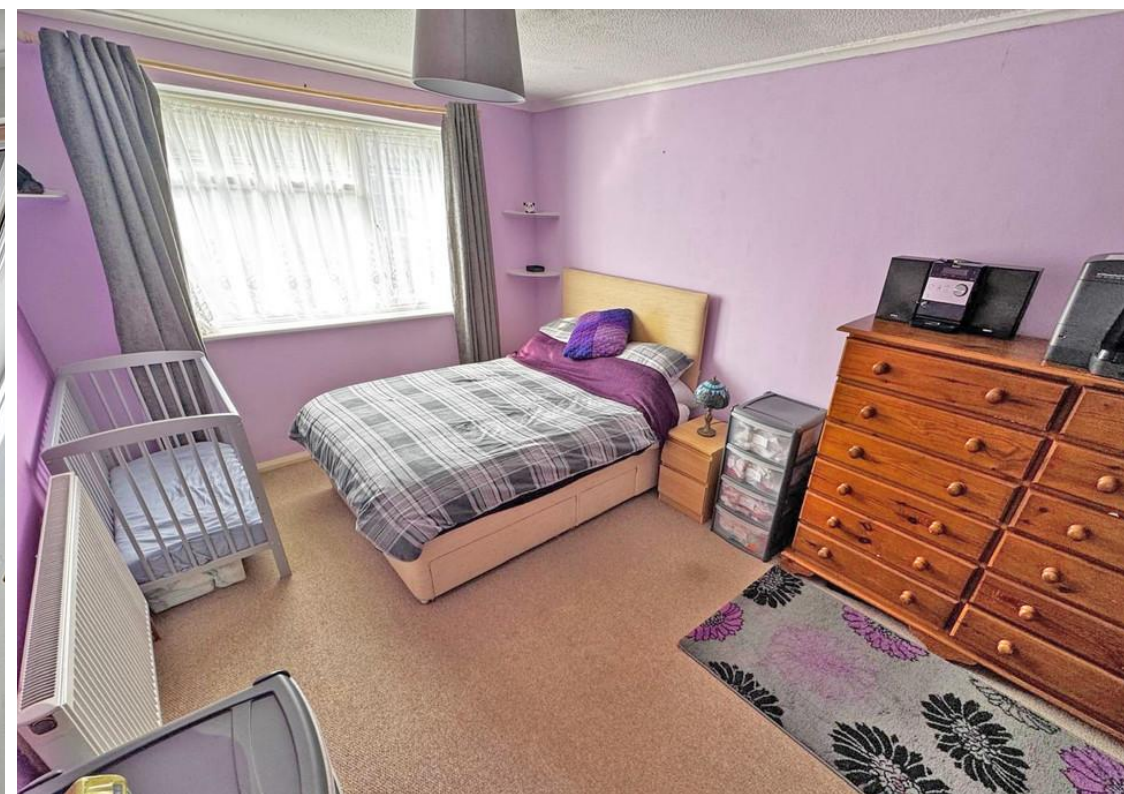
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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 affordina

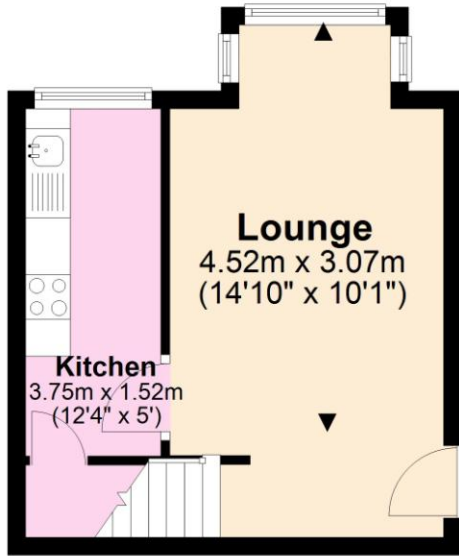
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- One bedroom house
 - Good sized lounge
 - Refitted kitchen
 - Well presented bathroom
 - Garden
 - Gas heating
 - Highly popular location
 - Viewing is a must



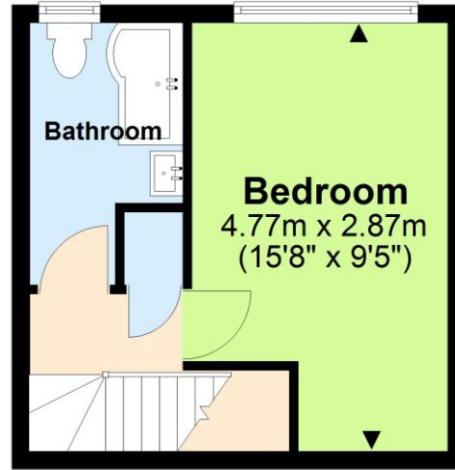




Ground Floor



First Floor



Total area: approx. 44.2 sq. metres (475.5 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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: B - £1,971.92 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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