

Hyman
Estate & Letting



Hill
Agent



2 Church Green, Shoreham-by-Sea, West Sussex, BN43 6JQ

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£217,000

One double bedroom freehold property sold with NO CHAIN

Hyman Hill is delighted to offer for sale this well presented ONE BEDROOM end of terraced house located in Church Green.

Located at the entrance of Church Green this property has a lovely light and airy frontage with views towards Middle Road giving this home a feeling of space.

On the ground floor there is a good-sized lounge opening onto a kitchen. The first floor comprises of double bedroom and bathroom.

This property has recently been redecorated and is an ideal purchase for a first-time buyer, someone looking to downsize or even an investment opportunity. Sold with 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.

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.

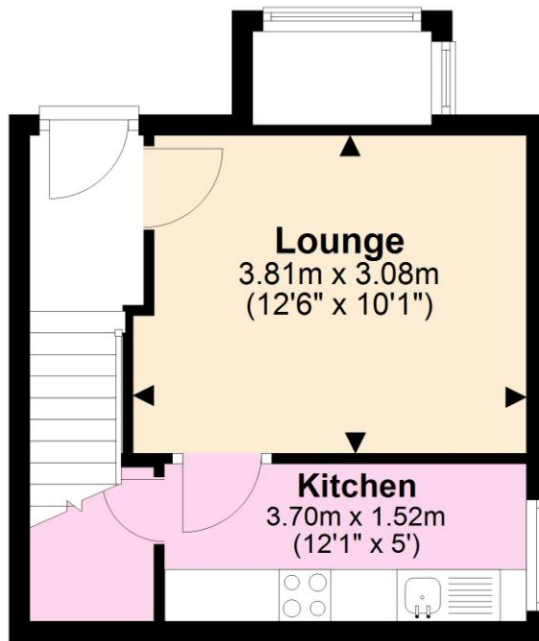
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- One double bedroom house
 - Good sized lounge
 - Ideal first-time buyer property
 - Close to Holmbush centre
 - Highly popular location
 - Open outlook from the front
 - Viewing is a must
 - Vacant







Ground Floor



First Floor



Total area: approx. 37.9 sq. metres (408.3 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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Useful Information

Council Tax Band: B - £1,882.42 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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