

Hyman  
Estate & Letting



Hill  
Agent



19 Cheal Close, Shoreham Beach, West Sussex, BN43 5RQ

# 19 Cheal Close, Shoreham-by-Sea, West Sussex BN43 5RQ

Offers in excess of £425,000

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“ Immaculate and extended THREE BEDROOM family home located near Shoreham footbridge ”

Hyman Hill is delighted to offer for sale this very well presented and EXTENDED three-bedroom family home located in a highly popular area on Shoreham Beach and walking distance to Shoreham beach footbridge leading into Shoreham town centre.

On the ground floor the property benefits from a good-sized lounge dining room, a very well-presented kitchen, cloakroom and extended double bedroom (converted garage).

The first floor there are two double bedrooms and well-presented shower room.

There is a good sized mainly laid to lawn with patio seating area SOUTH FACING REAR GARDEN.

Viewing is essential to fully appreciate this family home.

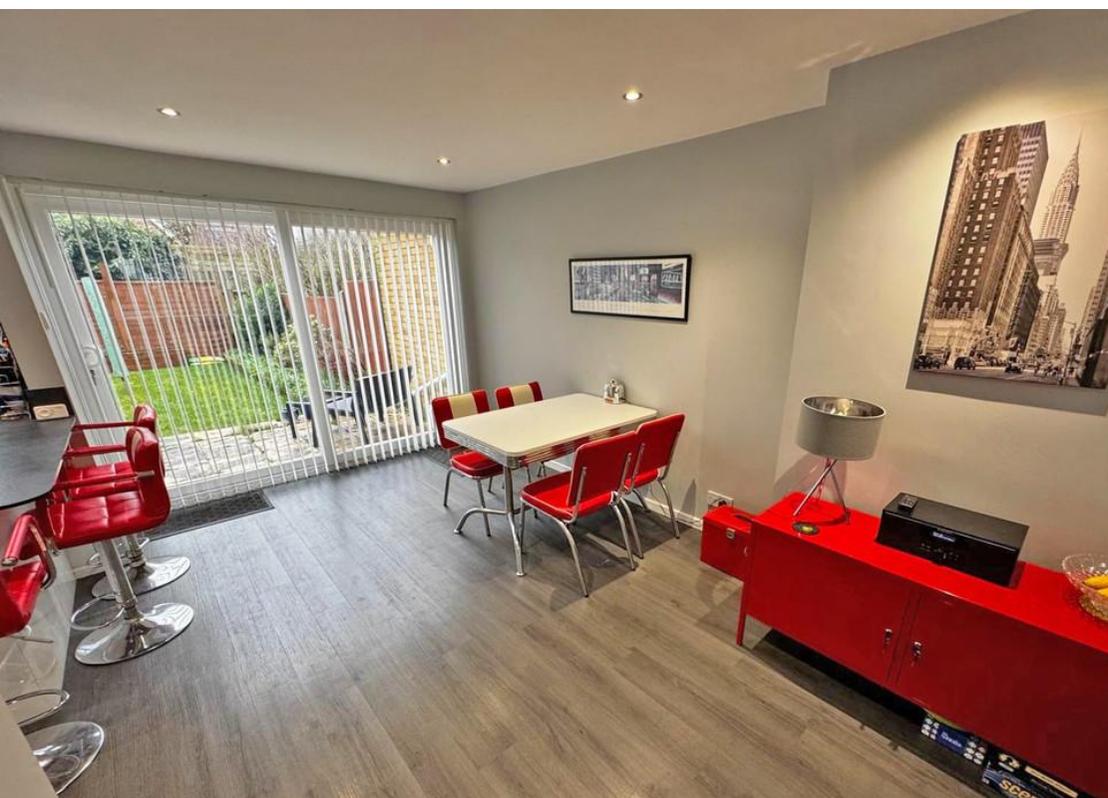
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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.

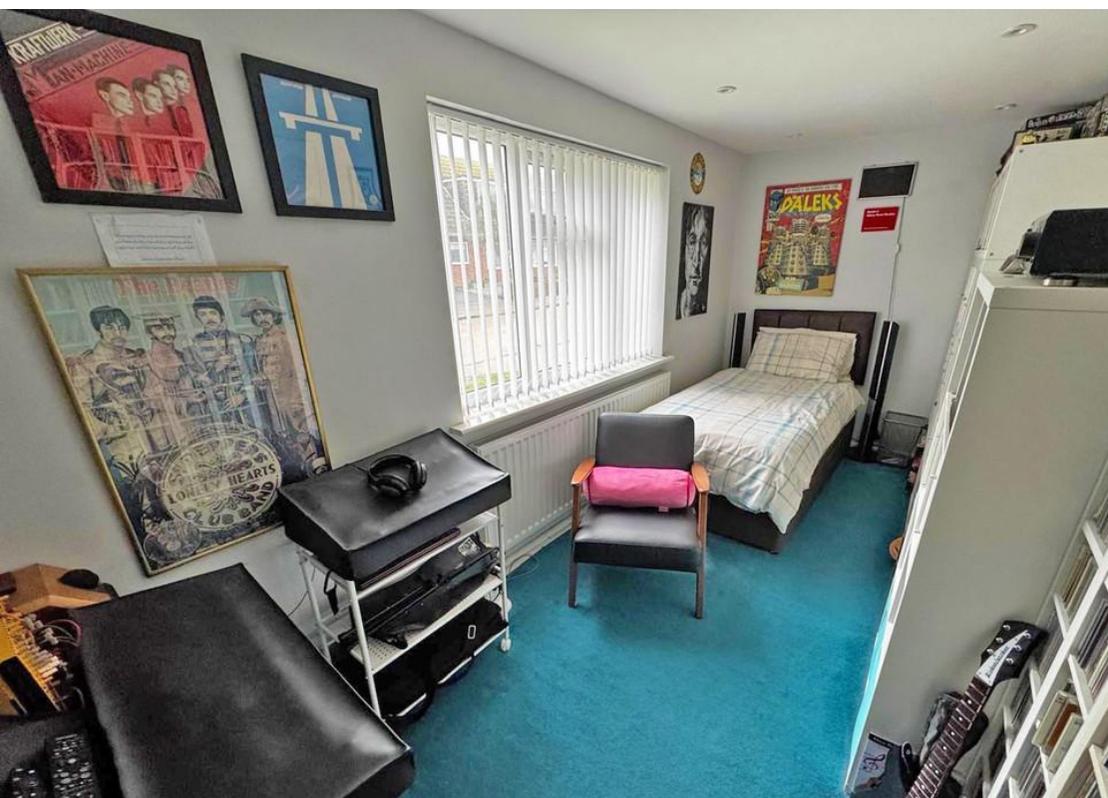
Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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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- Extended family home
  - Three good sized bedrooms
  - Good sized lounge diner
  - Ground floor cloakroom
  - South facing rear garden
  - Highly popular location
  - Near Shoreham footbridge
  - Viewing is a must



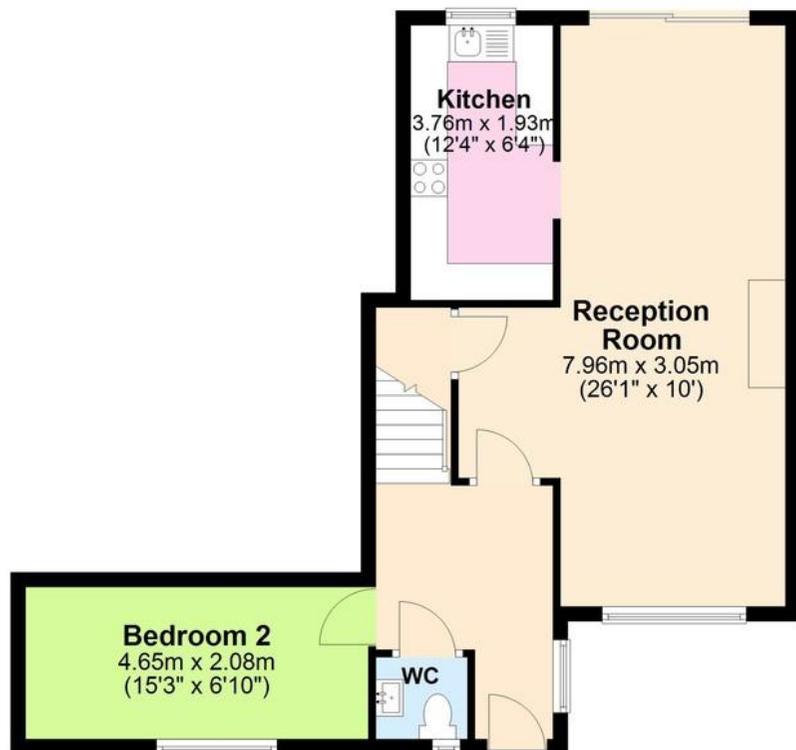








## Ground Floor



## First Floor



Total area: approx. 96.0 sq. metres (1033.5 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		75 C
55-68	D	61 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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