

Hyman  
Estate & Letting



Hill  
Agent



48 Franklin Road, Shoreham-by-Sea, West Sussex, BN43 6YD

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£450,000

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“Extended family home with FIVE BEDROOMS located in Shoreham academy catchment”

Hyman Hill is delighted to offer for sale this very well-presented and extended versatile family home benefiting from FIVE BEDROOMS and situated in a convenient location in Shoreham by Sea.

On the ground floor the property benefits from having two bedrooms, family bathroom, through lounge dining room and an extended kitchen. The first floor has three good sized bedrooms with shower room.

The rear garden is mainly laid to lawn with a large shed and side access. The front has an off-road parking space and laid lawn garden.

Located within Shoreham academy catchment and near the Holmbush centre this property is an ideal purchase for families. 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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- Semi detached chalet
    - Five bedrooms
    - Lounge dining room
  - Ground floor bathroom plus first floor shower room
  - Good sized kitchen
  - Versatile accommodation
  - Shoreham academy catchment
  - Off road parking

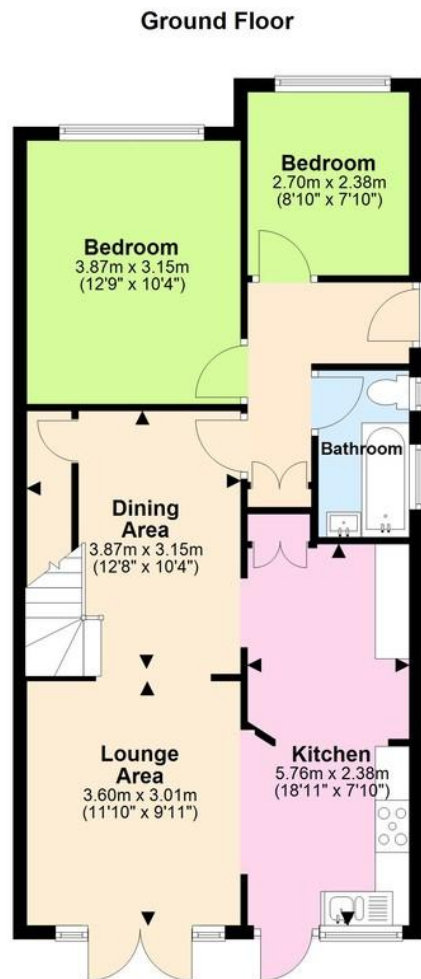












Total area: approx. 100.2 sq. metres (1078.9 sq. feet)

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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band: C** - £2,253.63 per annum (2026/2027)

**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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