

Hyman
Estate & Letting



Hill
Agent



11a Tudor Mansions, Riverside Road, Shoreham Beach, BN43 5RB

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Offers Over £360,000



A very well presented TWO BEDROOM ground floor flat with private GARDEN and NO CHAIN



A superbly presented and deceptively spacious two double bedroom home, ideally located on the ever-popular Shoreham Beach, just moments from the beach itself and within easy reach of Shoreham Footbridge, providing convenient access to the town centre, mainline railway station, and local amenities.

This bright and well-maintained property offers a welcoming entrance leading into a generous open-plan lounge/kitchen/dining room, thoughtfully designed to create a stylish and sociable living space. The lounge area benefits from ample natural light, while the modern fitted kitchen includes a range of units, work surfaces, and space for essential appliances, making it both practical and attractive.

The accommodation further comprises two well-proportioned double bedrooms, both offering comfortable living space and flexibility for use as guest rooms, home office, or additional storage if required. A contemporary bathroom suite is fitted with modern fixtures and finishes.

Externally, the property enjoys a private rear garden, ideal for relaxing, dining, or entertaining. The garden is low-maintenance and offers a great extension of the living area during warmer months.

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 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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- Ground floor garden flat
 - Two double bedrooms
 - Open plan lounge kitchen room
 - Good sized rear garden
 - Near Shoreham footbridge
 - Highly popular location
 - Viewing is a must
 - No chain



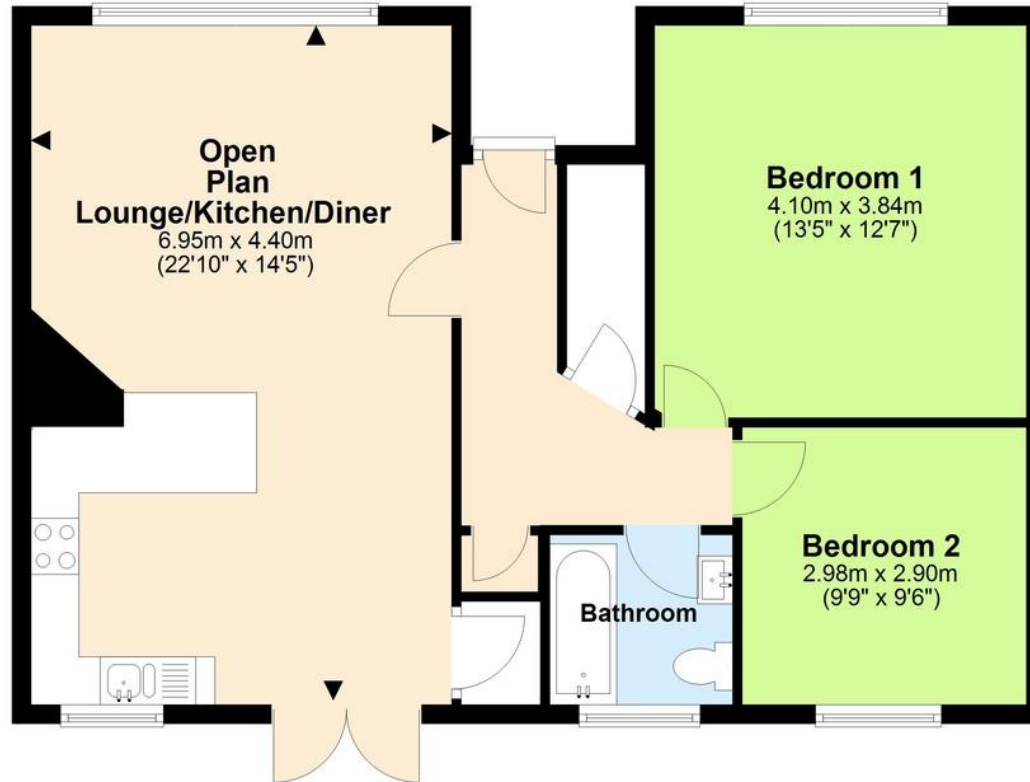








Ground Floor



Total area: approx. 70.9 sq. metres (763.4 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 | 69 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax Band: B - £1,971.92 per annum (2026/2027)

Tenure: Share of Freehold

Local Authority: Adur District Council

Maintenance: £1,092 per annum

Lease: 975 years remaining

New boiler: Approx 2 years ago

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk