

Hyman
Estate & Letting



Hill
Agent



49 Mansell Road, Shoreham-by-Sea, West Sussex, BN43 6GQ

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£375,000 - Freehold

“ A very well presented THREE BEDROOM family home located with Shoreham Academy ”

Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM family home sold with NO CHAIN.

On the ground floor the property benefits from a good-sized lounge dining room having double glazed doors leading to the west facing rear garden, a good-sized kitchen and utility room.

The first floor has THREE GOOD SIZED bedrooms and the family bathroom.

Outside benefits from a good sized and mainly laid to lawn west facing rear garden and off-road parking to the front for several vehicles.

Being located within Shoreham Academy catchment and the Holmbush centre close by this property is an ideal buy for families. 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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- Terraced family home
 - Three good sized bedrooms
 - Through lounge diner
 - Good sized kitchen plus utility room
 - West facing rear garden
 - Off road parking for several vehicles
 - Shoreham academy catchment
 - No chain



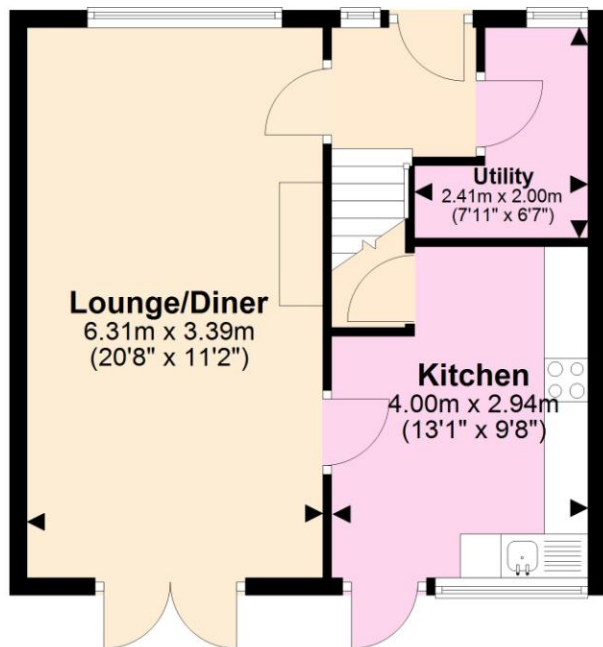




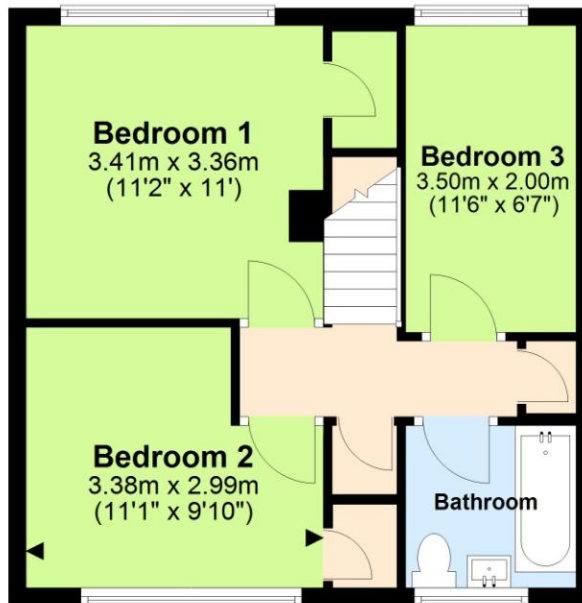




Ground Floor



First Floor



Total area: approx. 83.2 sq. metres (895.7 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		84 B
69-80	C		
55-68	D	62 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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