

Hyman  
Estate & Letting



Hill  
Agent

3 Cheyne Court, Rectory Road, Shoreham-by-Sea, BN43 6EB

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£230,000

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“ A well presented TWO DOUBLE BEDROOM first floor flat with garage located in a popular location ”

Hyman Hill is delighted to offer for sale this very well presented and large TWO DOUBLE BEDROOM first floor flat located in a highly popular area in Shoreham by Sea.

This property benefits from having a good-sized lounge dining room, two double bedrooms, a good-sized kitchen and a family bathroom. There is a communal garden area and a garage located in a close by compound.

Located in a highly popular area with Southwick Square close by as well as being located within Shoreham Academy catchment this property is an ideal purchase for families as well as retired buyers.

The property is being sold with NO CHAIN and viewing is highly recommended.

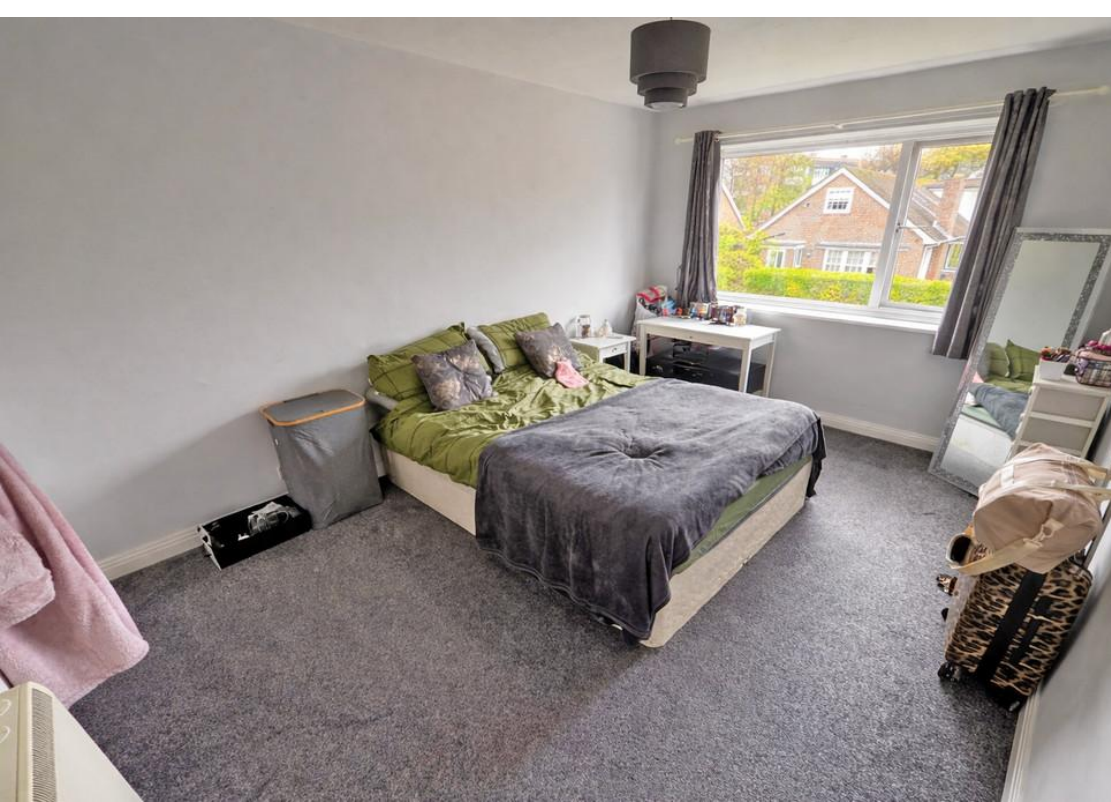
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

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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- Large first floor flat
  - Two double bedrooms
  - Good sized lounge diner
  - Garage in nearby compound
  - Shoreham academy catchment
    - Convenient location
    - Communal gardens
    - No chain







## First Floor



Total area: approx. 59.4 sq. metres (639.6 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		81 B
69-80	C	77 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 (Brand new lease upon completion)

**Service Charge:** £2,570 per annum

**Ground Rent:** £0

**Local Authority:** Adur District Council

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](http://www.hymanhill.co.uk)