

Hyman
Estate & Letting



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Agent



79

79 Connaught Avenue, Shoreham-by-Sea, West Sussex, BN43 5WL

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£450,000



An extended THREE BEDROOM family home located near the town centre and train station. No chain



Nestled close to Shoreham town centre and mainline station, this extended on the ground floor three-bedroom family home being sold with NO CHAIN.

On the ground floor, you'll find a separate lounge and extended dining room, perfect for family meals and entertaining and offering views of the **south-facing rear garden**. There is also an extended kitchen and ground floor cloakroom. Upstairs, there are three bedrooms, plus a family bathroom.

Outside, the **south-facing garden** is a real highlight — spacious, bright, and peaceful, it's a perfect retreat for growing families, gardening enthusiasts, or simply unwinding in the sunshine. At the rear of the plot, there's a **large garage** accessed via rear service road providing excellent storage or workspace.

Located moments from local shops, cafes, and amenities, this home offers both the tranquillity of a residential street and the vibrancy of town-centre living. With excellent transport links via the nearby mainline station, commuting is easy and efficient — an ideal setup for family life.

Don't miss this rare opportunity to secure a versatile, extended home that truly balances practicality with charm.

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 and Swiss gardens school is just at the bottom of the road

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 bedrooms
 - Separate lounge and extended dining room
 - Extended kitchen
 - Ground floor cloakroom
 - South facing rear garden
 - Large garage at the rear
 - No chain

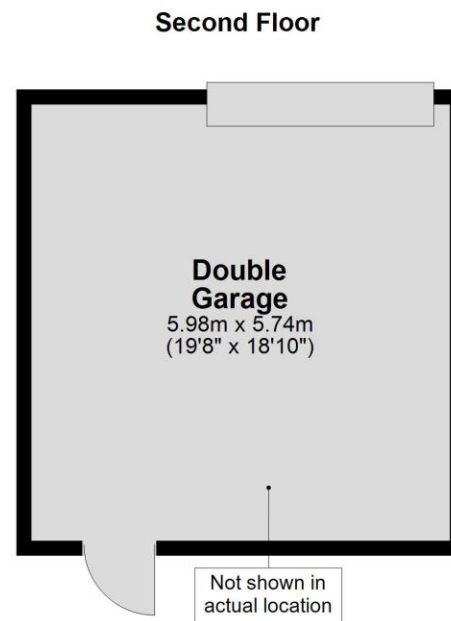
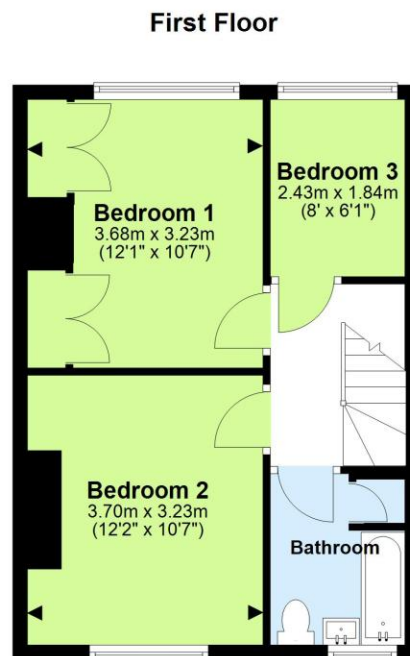
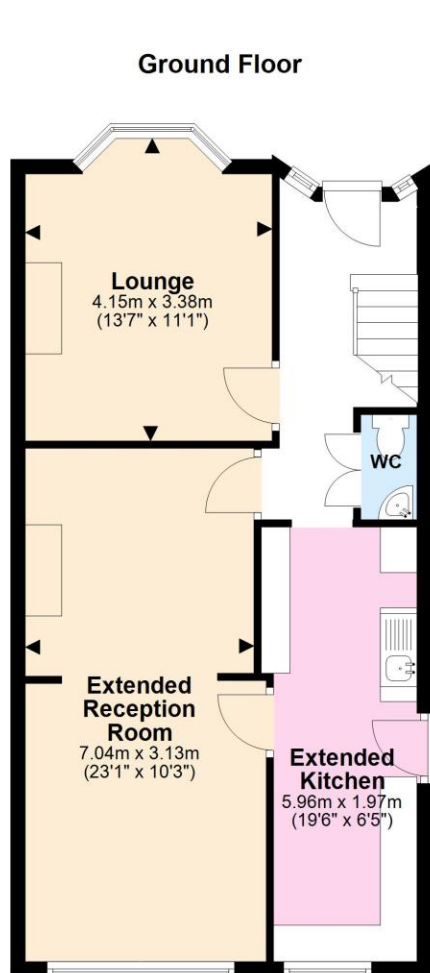












Total area: approx. 134.2 sq. metres (1444.7 sq. feet)

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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,151.33
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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