

Hyman  
Estate & Letting



Hill  
Agent

17 Hawkins Close, Shoreham-by-Sea, West Sussex, BN43 6TL

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£700,000

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Situated in a quiet residential close, this substantial four-bedroom family home occupies a **large plot** and offers generous, versatile living space throughout.

The ground floor features an impressive **22ft lounge with patio doors leading to the front**, a bright and spacious **25ft kitchen/diner** ideal for family life and entertaining, a **separate sitting room**, and a **conservatory** overlooking the garden. There are three bedrooms with one having an ensuite plus a family bathroom. The layout flows well while still offering distinct living areas.

Upstairs, there is a large double bedroom with an en suite, making the property ideal for families or those needing flexible accommodation.

Outside, the home really comes into its own with a **large rear garden**, perfect for outdoor dining, play area for children, or future landscaping potential. To the front, there is **extensive off-road parking** leading to a **double garage**, providing excellent storage and practicality plus a secret patio and lawned area.

Located within easy reach of Holmbush centre, schools, and

transport links, this is a fantastic opportunity to acquire a spacious home in a sought-after area.

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.

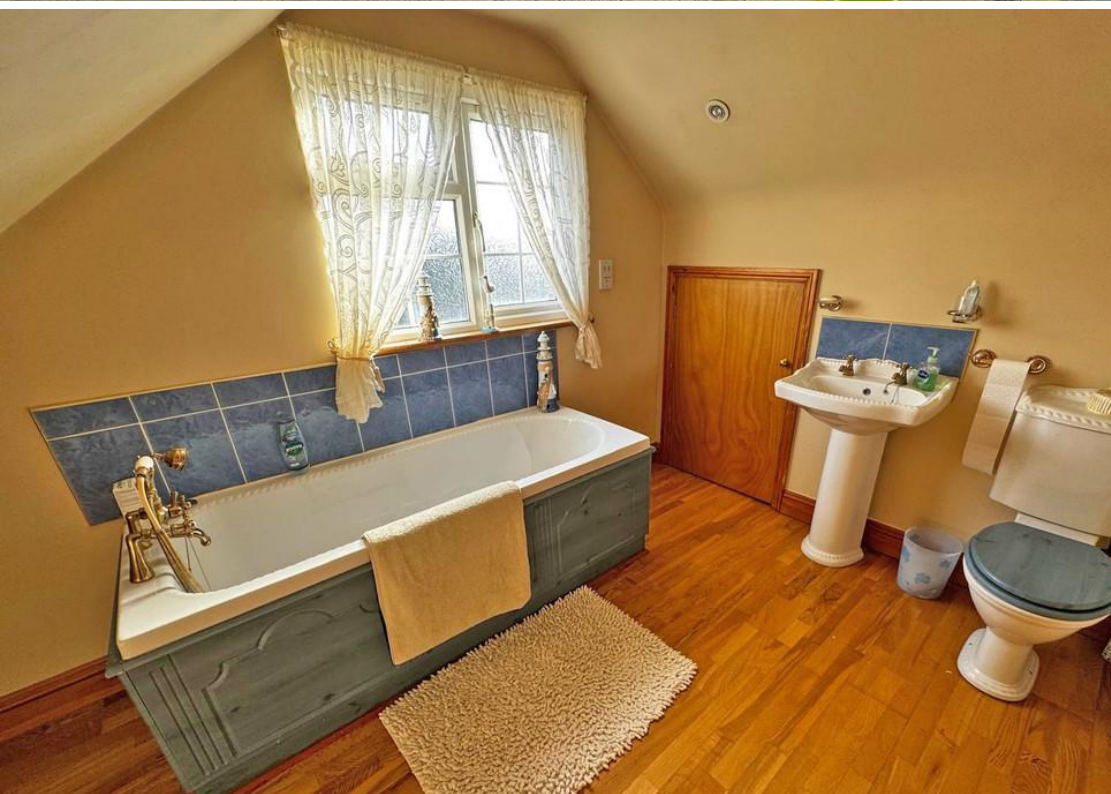
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- Substantial Plot
  - Four bedrooms
  - Three bathrooms (two en suites)
  - 22FT lounge
  - 25FT kitchen diner
  - Separate sitting room
  - Conservatory
  - Large rear garden and double garage

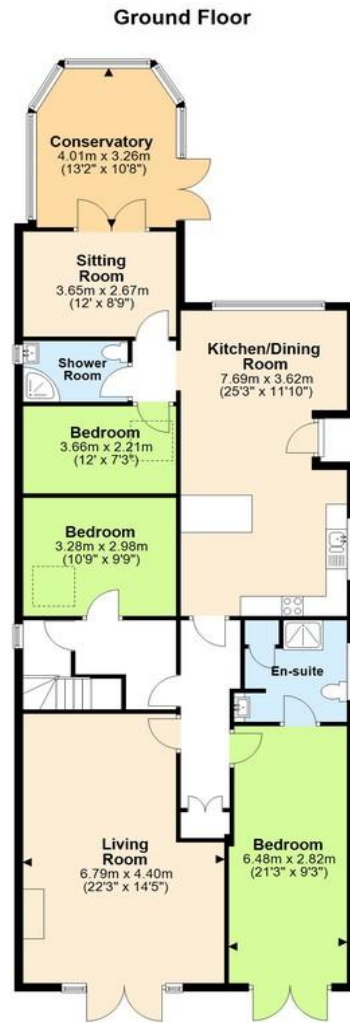












Total area: approx. 200.9 sq. metres (2162.6 sq. feet)

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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** E - £2,958.08 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.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

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