

Hyman
Estate & Letting



Hill
Agent



33 Church Green, Shoreham-by-Sea, West Sussex, BN43 6JQ

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Offers in Excess of £350,000



Three-bedroom family home being recently redecorated and new carpets sold with no chain



Hyman Hill is delighted to offer for sale this very well presented THREE BEDROOM family home located in the highly popular Church Green estate.

On the ground floor the property benefits from an open plan lounge dining room with kitchen to the front. There are recently refitted patio doors leading to the rear garden.

The first floor has three bedrooms and the family bathroom.

The west facing rear garden is decked offering a low maintenance area and rear access. There is an allocated parking space nearby and an external cupboard to the front of the property with space and plumbing for a washing machine and tumble dryer.

The double glazing was fitted approximately a year ago. Located in the Shoreham academy catchment this property is an ideal family home. 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.

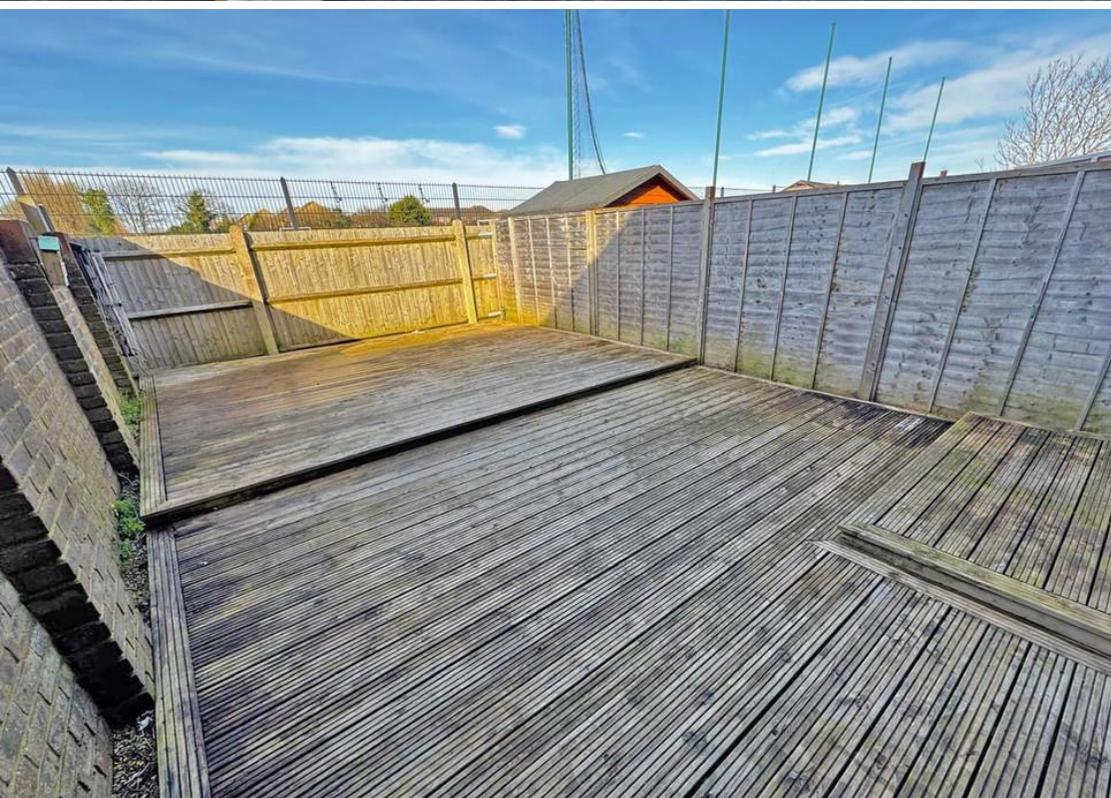
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- Terraced family home
 - Three bedrooms
 - Open plan lounge kitchen room
 - Well-presented bathroom
 - Decked rear garden
 - Newly fitted carpets
 - Shoreham academy catchment
 - No chain

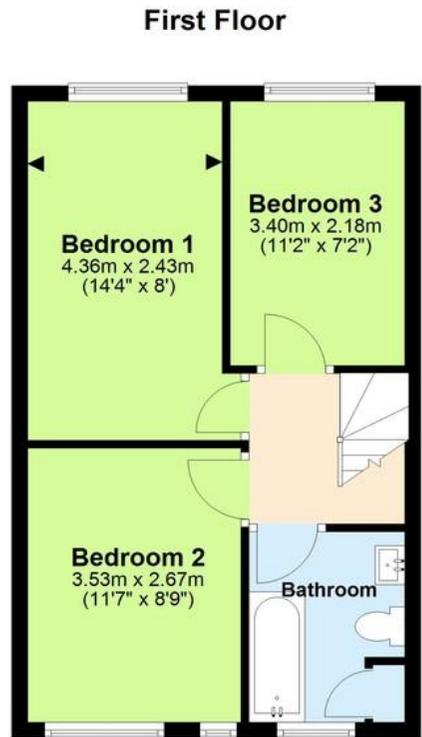
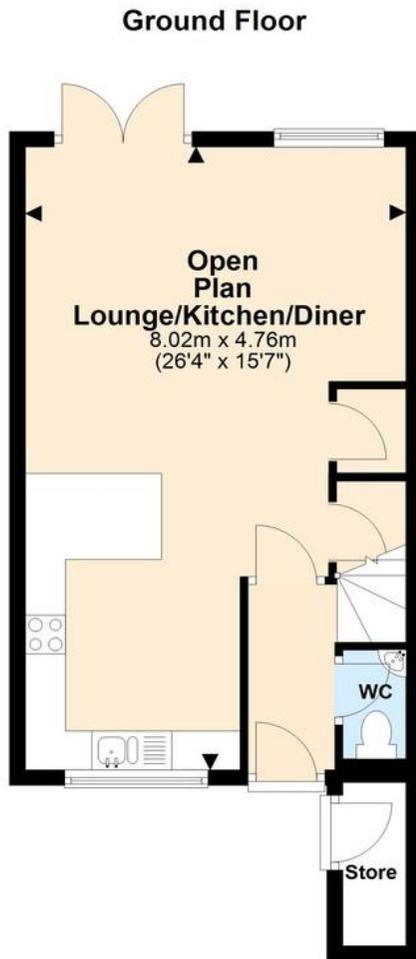












Total area: approx. 75.9 sq. metres (816.5 sq. feet)

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		86 B
69-80	C	73 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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