

Hyman
Estate & Letting



Hill
Agent



36 Park Avenue, Shoreham-by-Sea, West Sussex, BN43 6PH

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£550,000

“ Extended **THREE BEDROOM** semi-detached chalet located in a highly popular area of Shoreham ”

Hyman Hill is delighted to offer for sale this very well presented **THREE BEDROOM** semi-detached chalet located within the Shoreham academy catchment area.

On the ground floor there is a 29ft lounge dining room opening onto a conservatory. There is a well-presented kitchen with a door leading to the rear garden, ground floor bathroom and bedroom. The first floor has two double bedrooms and shower room.

There is a large mainly laid to lawn rear garden with patio seating area. The front garden comprises of a block paved driveway offering parking for several vehicles and a drive to **GARAGE**.

Viewing is an absolute must to appreciate this very well-presented family home and is being 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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- | | |
|--------------------------------------|---------------------------|
| • Extended semi-detached family home | • Conseravtory |
| • 29ft lounge dining room | • Good sized rear garden |
| • Ground floor bathroom | • Private drive to garage |
| • First floor shower room | • No chain |



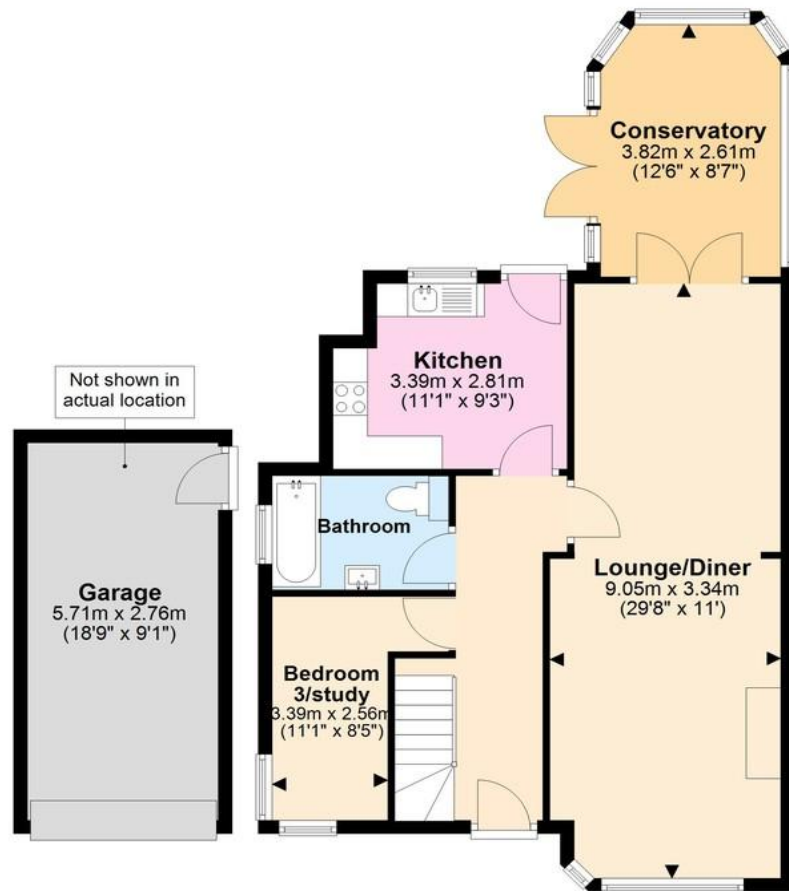








Ground Floor



First Floor



Total area: approx. 119.5 sq. metres (1286.4 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		82 B
69-80	C	69 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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