

Hyman
Estate & Letting



Hill
Agent



54 Williams Road, Shoreham-by-Sea, West Sussex, BN43 6BP

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£425,000



Beautifully presented THREE DOUBLE BEDROOM family home with two bathrooms



Hyman Hill is delighted to offer for sale this very well presented THREE DOUBLE BEDROOM semi-detached house located in Shoreham academy catchment area.

On the ground floor there is a good-sized lounge and a large modern kitchen breakfast room having patio doors leading to the rear garden. On the first floor there is two double bedrooms and a family bathroom. Being converted into the roof this property also offers a third double bedroom with shower room.

Outside comprises of a good-sized rear garden having patio seating area leading onto laid lawn garden there is also a brick shed with power and lighting. At the front there is block paved off road parking area for several cars.

Viewing is an absolute must to appreciate the size and condition of this beautiful 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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- Extended family home
 - Three double bedrooms
 - Bathroom plus shower room
 - Kitchen breakfast room
 - Separate lounge
 - Large rear garden
 - Off road parking to front
 - No chain





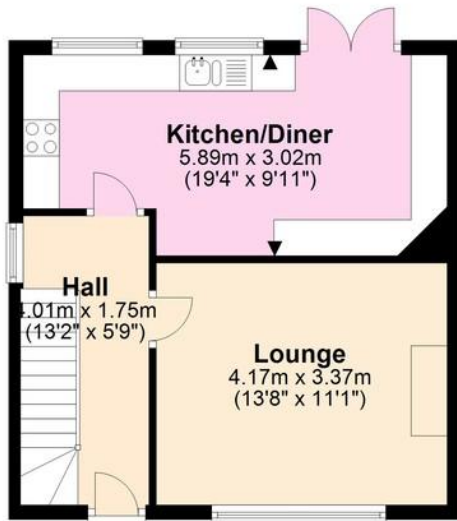




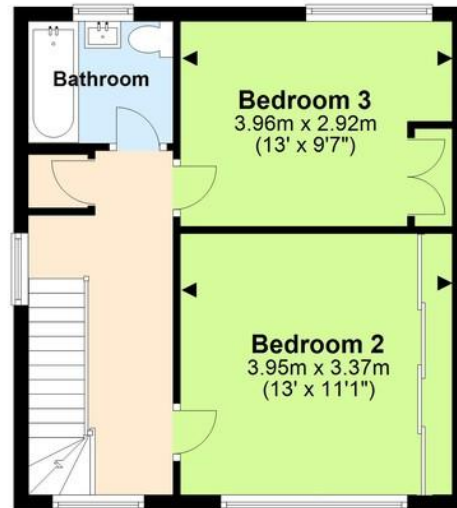


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

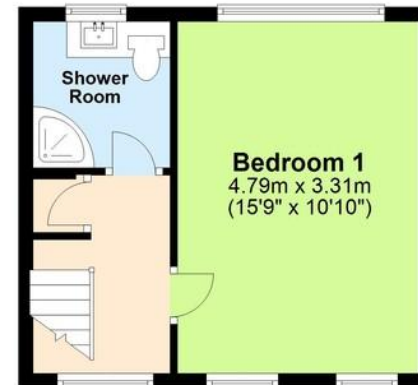
Ground Floor



First Floor



Second Floor



Total area: approx. 101.6 sq. metres (1094.1 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.

Useful Information

Council Tax Band: C - £2,253.63 per annum (2026/2027)

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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