

Hyman  
Estate & Letting



Hill  
Agent



2a Roman Road, Southwick, West Sussex, BN42 4TP

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### Offers In Excess of £550,000 - Freehold

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Hyman Hill are delighted to offer for sale this deceptively spacious, well appointed detached home situated in a highly sought after residential setting being within easy reach of shops and amenities.

Constructed in 2009, this delightful home offers spacious, versatile and contemporary living with benefits to include; modern fitted 17'3 kitchen/breakfast room with integrated appliances, ground floor cloakroom, ground floor master bedroom with en suite shower room, spacious family bath/shower room, two further double bedrooms, double glazing and gas central heating. Many of the rooms offer a dual aspect giving a bright and airy feel together with providing a pleasant view of the surrounding area. Externally, lawned gardens with mature flower and shrub borders surround the property and block paving affords off road parking to the front for several vehicles.

With no on-going chain, an internal viewing comes as highly recommended.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches and bus stops.

The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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- Detached house constructed 2009
    - Three double bedrooms
    - Ground floor cloakroom
  - 17'3 modern fitted kitchen/breakfast room
    - En-suite to master bedroom
    - Excellent condition throughout
  - Easy reach of amenities and transport links
    - No on-going chain











**Ground Floor**  
Approx. 759.3 sq. feet



**First Floor**  
Approx. 547.5 sq. feet



Total area: approx. 1306.8 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

**2a Roman Road, Southwick**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Useful Information**

**Council Tax Band:** D - £2,310.40 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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