

Hyman  
Estate & Letting



Hill  
Agent



29 Old Shoreham Road, Southwick, West Sussex, BN42 4RD

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£360,000 - Freehold

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Hyman Hill are delighted to offer for sale this deceptively spacious semi detached house positioned in a convenient, level ground location, within easy reach of shops and amenities.

This attractive bay fronted family home has internal accommodation to include; 25' dual aspect lounge/diner leading to a lean-to conservatory, 12'8 retro fitted kitchen/breakfast room, three first floor bedrooms, spacious bath/shower room, double glazing and gas central heating. The second floor provides a useable loft area that was used as the fourth bedroom for many years.

Externally, the rear garden boasts a pergola with mature grape vine together with a variety of fruit trees and mature borders. A shared driveway leads to an extended garage with inspection pit for car enthusiasts. The front garden affords off road parking one vehicle, with the possibility of it being extended further (subject to necessary consents).

Although the property requires modernisation throughout, it is in liveable condition and offers excellent potential for those looking for a project.

Furthermore, there is the added benefit of there being no on-going chain.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog.

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

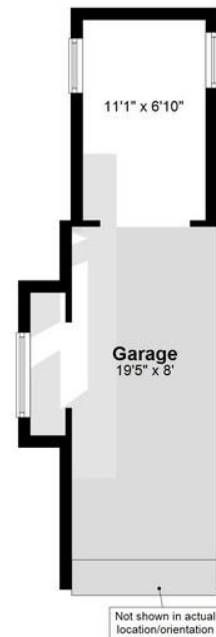
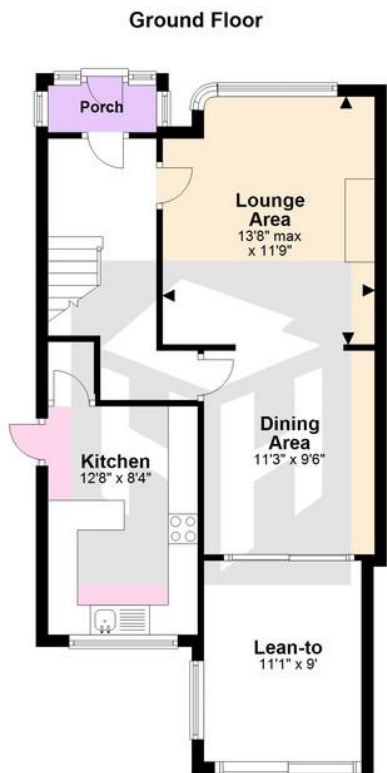
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- Semi detached family home
    - Three bedrooms
    - Useable loft area
  - In need of modernisation throughout
  - 25' dual aspect lounge/diner
  - 12'8 fitted kitchen/breakfast room
    - Extended garage
    - No on-going chain







Second Floor



Total area: approx. 1470.0 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Useful Information

**Council Tax:** Band C - £2,053.69 per annum (2024/2025)

**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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