

Hyman
Estate & Letting



Hill
Agent



181 Manor Hall Road, Southwick, West Sussex, BN42 4NQ

181 Manor Hall Road, Southwick, West Sussex, BN42 4NQ

£450,000 Freehold

Hyman Hill are delighted to offer for sale this extended bay fronted end of terrace family home situated in a highly sought after level ground location being within easy reach of amenities.

Benefitting from a loft conversion and a full width rear extension, this deceptively spacious well presented property boasts features and accommodation to include; 24'8 bay fronted lounge diner with coal effect gas fireplace, 17' modern fitted kitchen/breakfast room, ground floor cloakroom, three first floor bedrooms with family bathroom and a lovely double bedroom occupying the second floor having delightful views across the allotments and towards The Downs.

Externally there is a secluded proportionate low maintenance rear garden with rear access gate and a workshop that used to be the former garage that could easily be reconverted if required. Off road parking is provided at the front via a block paved driveway.

We highly recommend undertaking an internal inspection to fully appreciate this property.

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.

-
- Extended end of terrace family home
 - Four bedrooms
 - Accommodation over three floors
 - Very well presented throughout
 - 17' extended kitchen/breakfast room
 - Ground floor WC
 - 24'8 lounge/diner
 - Workshop (former garage) to rear

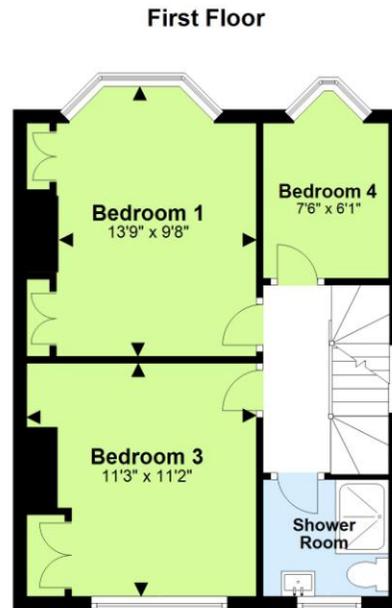












Total area: approx. 1328.4 sq. feet

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	58 D	
39-54	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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk