



19 Seaview Estate, Southwick, West Sussex, BN42 4AS

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Guide Price £475,000 - £500,000

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Hyman Hill are delighted to offer for sale this well presented, heavily extended four bedroom semi detached house boasting a favourable level ground position enjoying southerly sea views across Shoreham Port.

Boasting deceptive, well-proportioned accommodation, **arranged over three floors** this family home benefits from a double storey rear extension and loft conversion featuring accommodation to include; 24'10 bay fronted lounge/diner leading to a double glazed pitched roof conservatory, 16'5 extended fitted kitchen, ground floor WC, master bedroom with access to a dressing area, extended recently installed luxurious bathroom **with walk-in rainforest shower, dual sinks and smart mirror with demisting technology and bluetooth speaker**, three further bedrooms, double glazing & gas central heating **(new combination boiler installed and move to the loft in 2019, removing the old boiler and water tank creating more space)**. From the front windows there are stunning, uninterrupted, far-reaching views east and west of working Shoreham Port and the sea beyond. **The exterior of the house and living room were freshly painted and a new front door was installed in 2024. The chimney has recently been repointed as well as new gutters added. A new electric consumer unit was installed in 2019 to ensure safety, compliance and so the house benefits from a modern electric system. The house also benefits from connection to super fast fibre optic network installed within the street, ideal for working from home and gaming.**

Externally, there is a delightful **spacious** enclosed rear garden that has been much improved by the present owners; **it has been landscaped by a local professional company in 2021 and new fences were added to both sides. It** enjoys a secluded rear patio **sun trap** with railway sleeper bound borders. **Off road** parking for **two** vehicles can be found

to the front of the property and there is a shared driveway leading to a garage with electric door to front **(installed in 2022). Power was also added to the garage, making garden maintenance easier and allowing for a chest freezer, for example.**

The vendors are suited with a vacant property, thereby offering the opportunity of a quick transaction. We highly recommend undertaking an internal inspection in order for this property to be fully appreciated.

Situated on the coast road of Southwick, the property is a 10 minute walk to Lady Bee Marina with its range of facilities including the New Port Arms, Port Kitchen and access to the beach across the lock gates where you will also find Carats Café.

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. **For children, there are plenty of playgrounds within walking distance. Wadurs swimming pool and Southwick Leisure centre close by as well.** 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 **less than 10 minutes walk and the 700 Coastliner bus stops immediately outside, meaning Brighton, Worthing and London as well as** coastal services east and west **are easily accessible.**

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.

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- Extended semi detached family home
    - Four bedrooms
  - Accommodation arranged over three floors
  - Enjoying sea views across Shoreham Port
  - 24'10 bay fronted lounge diner
  - Stunning extended luxurious bathroom
    - Ground floor WC
  - Easy reach of amenities & transport links













Total area: approx. 1206.7 sq. feet

For illustrative purposes only. Not to scale.  
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 D - £2,310.40 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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