

Hyman
Estate & Letting



Hill
Agent



30 Roman Way, Southwick, West Sussex, BN42 4TN

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‘Offers in Excess of’ £340,000 - Freehold

Hyman Hill are delighted to offer for sale this deceptively spacious semi detached family home positioned within a popular cul-de-sac setting being on level ground and within easy reach of amenities and transport links.

Offering three good sized first floor bedrooms, this property has features to include; 29'4 lounge through dining room, fitted kitchen, ground floor WC and a first floor family bathroom. Externally, there is a secluded, low maintenance rear garden with side access. A single garage situated in an adjacent compound is available to purchase via separate negotiation (further information available on request).

Although the property requires modernisation, it offers a great deal of potential and is an ideal first purchase, perfect for those that are upsizing (given the excellent school catchments) and buyers that are looking to downsize where access to amenities is particularly important.

Offered with no on-going chain, we highly recommend undertaking an internal viewing to fully appreciate the property, its potential and highly favourable location.

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.

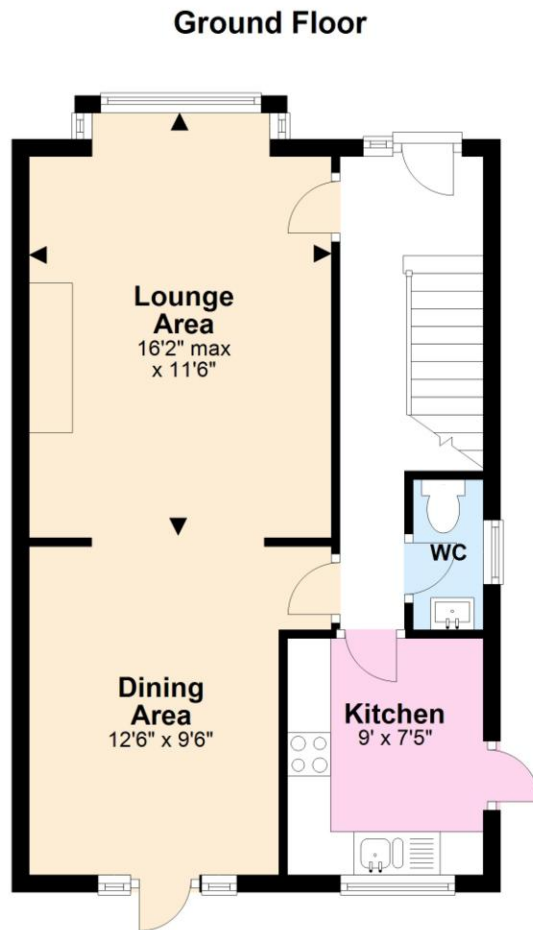
For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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| • Semi detached family home | • Popular cul-de-sac location |
| • Three good sized bedrooms | • Easy reach of station & shops |
| • 29'4 lounge through dining room | • No on-going chain |
| • Ground floor WC | • Garage available (by separate negotiation) |









Total area: approx. 955.2 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 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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