

Hyman
Estate & Letting



Hill
Agent



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

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

Offers In Excess Of £425,000 - Freehold

Hyman Hill are delighted to offer for sale this 1930's semi detached three bedroom house having been the subject of recent renovation whilst maintaining some original features.

Positioned on the coastal road, this home enjoys direct, uninterrupted views across Shoreham Port and the sea beyond and is within easy reach of Southwick train station and amenities.

Offered with no ongoing chain, the accommodation has features to include; separate bay fronted southerly aspect lounge, full width 18'9 modern fitted kitchen/diner, ground floor WC, bay fronted master bedroom (where you will see the fishing boats passing by catching the tide at Shoreham Lock), two further first floor bedrooms and a modern fitted shower room with cubicle boasting multiple body jets. Externally, there is a proportionate enclosed rear garden that is laid to lawn with side access and store which currently houses the washing machine To the front, there is off road parking.

With lots of potential to extend to the rear and into the loft (STNC), we highly recommend undertaking an internal viewing.

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.

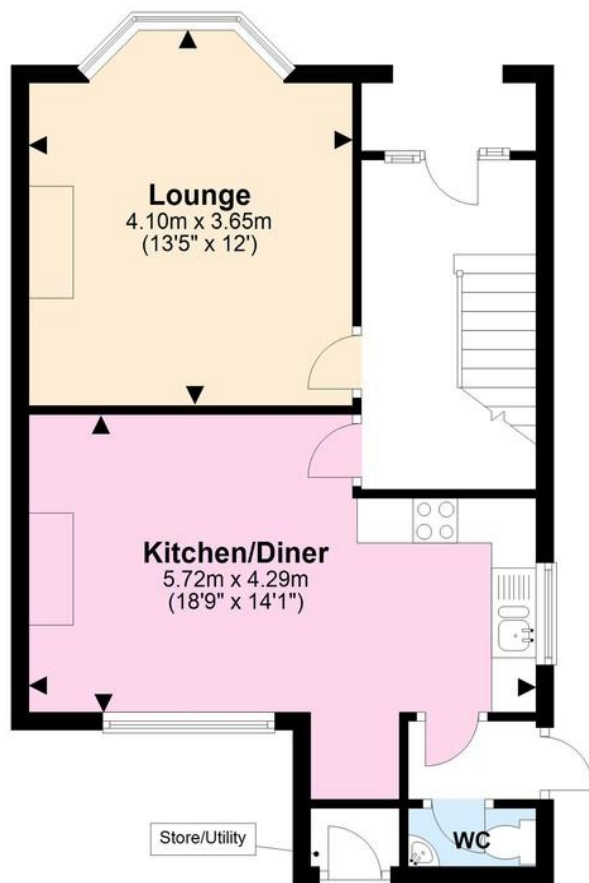
-
- Refurbished three bedroom semi detached house
 - Direct views of Shoreham Port & the sea beyond
 - 18'9 modern fitted kitchen/diner
 - Separate southerly aspect bay fronted lounge
 - Newly fitted shower room
 - Ground floor WC
 - Level ground location - easy reach of station & amenities
 - No on-going chain



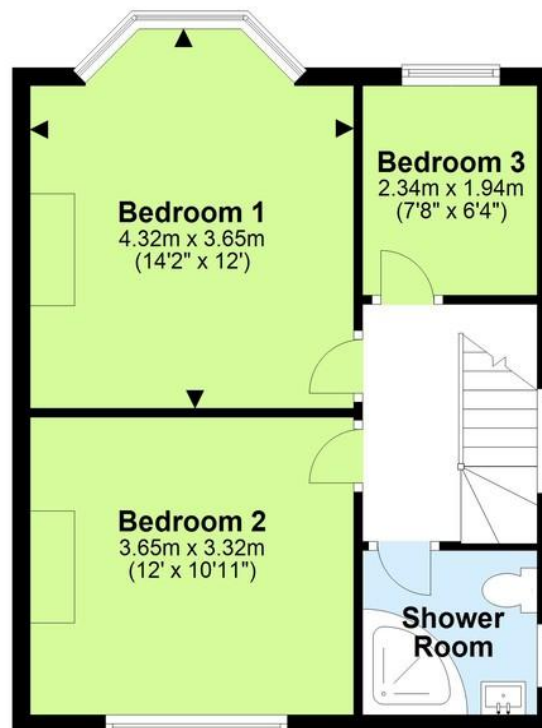




Ground Floor



First Floor



Total area: approx. 85.4 sq. metres (918.9 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,953.69 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