

Hyman
Estate & Letting



Hill
Agent



7 Manor Hall Road, Southwick, West Sussex, BN42 4NA

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£475,000 - Freehold

Hyman Hill are pleased to present this rarely available 2/3 bedroom link-detached bungalow, situated in a highly sought-after level ground position, within easy reach of local shops, amenities, and transport links.

Offering deceptive, versatile accommodation, it makes an ideal choice for those looking to downsize to enjoy comfortable single-level living yet could also be an option for growing families, as there is potential to extend (stnc).

The bungalow boasts three double bedrooms, which can alternatively be arranged as two bedrooms and two reception rooms to suit your needs. The bright and spacious living areas are complemented by a fitted kitchen, bathroom, double glazing and gas central heating throughout.

Externally, the property enjoys a delightful, mature rear garden, providing a peaceful retreat for outdoor enjoyment. To the front, there is off-road parking accessed via a private driveway, leading to a single garage for additional storage or parking convenience.

This charming bungalow offers a perfect combination of comfort and convenience, making it an excellent choice for those seeking a home in a desirable 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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| • 2/3 bedroom detached bungalow | • Delightful, secluded rear garden |
| • Highly sought after level ground location | • Double glazing & gas central heating |
| • 2/3 double bedrooms | • Private drive to garage & off road parking |
| • Situated within easy reach of shops & amenities | • No on-going chain |







Ground Floor



Total area: approx. 69.3 sq. metres (745.7 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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,346.04 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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