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Hill  
Agent



52 The Crescent, Southwick, West Sussex, BN42 4LA



# 52 The Crescent, Southwick, West Sussex, BN42 4LA

£595,000 Freehold

Situated in a highly sought-after, tree-lined road, this extended semi-detached family home offers deceptively spacious and versatile accommodation. Located within easy reach of local shops, amenities, and 'Outstanding' Ofsted-rated schools, this property has been lovingly occupied by the vendor since 1967 and is now available with no onward chain.

The ground floor comprises a generous lounge that opens into a 15'6" dining area, creating an ideal space for family gatherings. The 18'6" extended kitchen/breakfast room is perfect for those who enjoy cooking and entertaining, and there is also a convenient ground floor WC. Upstairs, you'll find three well-proportioned double bedrooms, a family bathroom, and a separate WC. The loft space, accessible via a pull-down ladder, has previously been used as a playroom, offering additional usable space for various needs.

The property is fully double glazed and benefits from gas central heating throughout. Externally, the mature garden boasts a favoured sunny southerly aspect, providing a pleasant outdoor retreat. A double-glazed garden room/conservatory extends the living space further and leads to a 30' tandem garage with an additional workshop/utility area.

The property offers excellent potential for further extension, as seen with other homes on the road (subject to necessary planning consents).

Many properties in the area have been transformed with double-storey side extensions, building above the existing garage, larger rear extensions, and roof extensions, making this a fantastic opportunity to create a modern family home.

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.

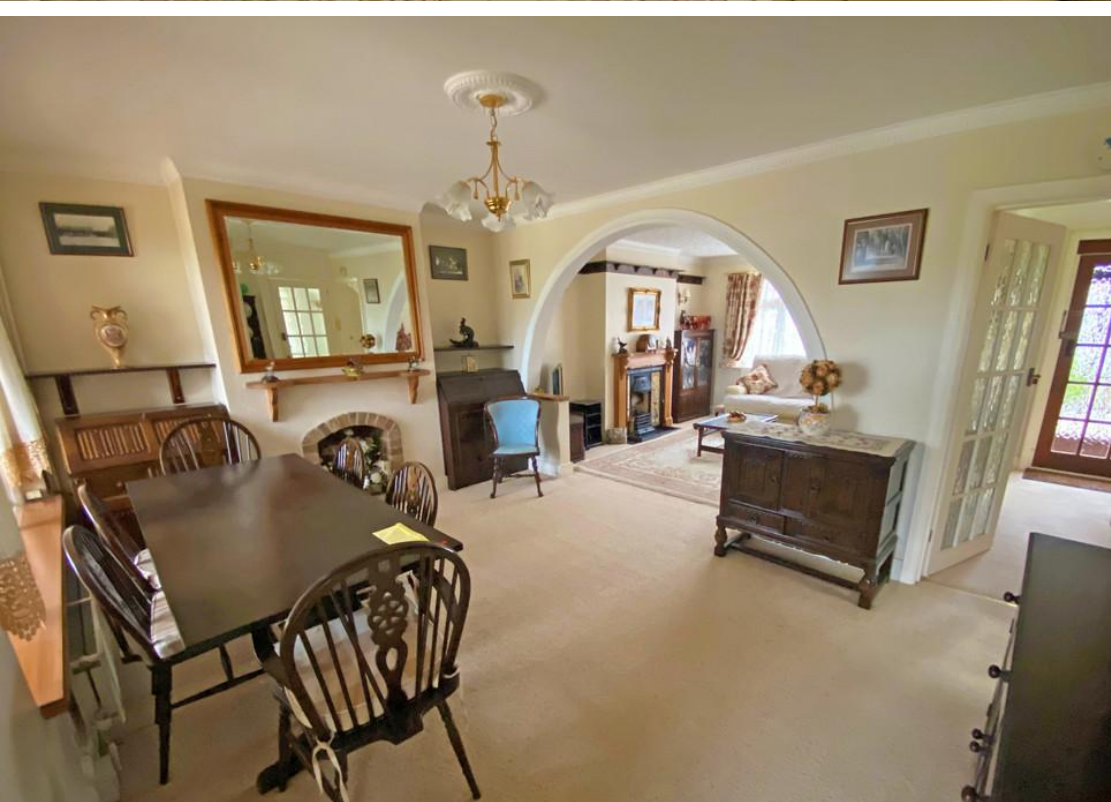
Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

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 semi detached family home
  - Three double bedrooms
- 18'6" extended kitchen/breakfast room
  - 24' lounge/diner

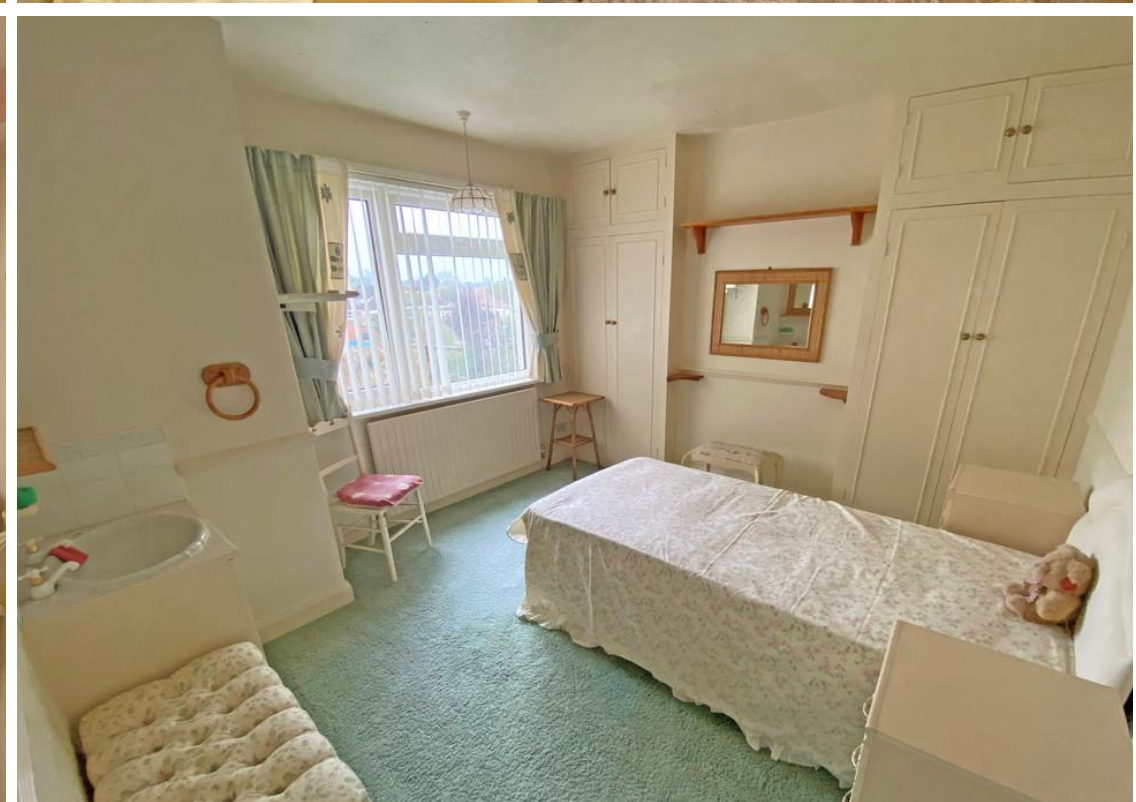
- Ground floor WC
- Private drive to 30' tandem garage
- Shoreham Academy catchment
- No on-going chain













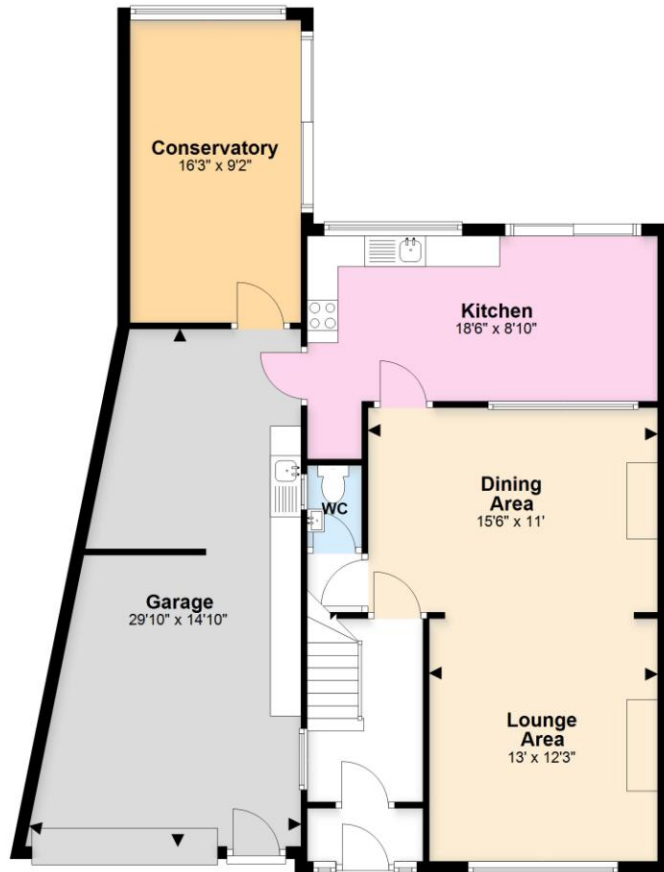








Ground Floor



First Floor



Total area: approx. 1649.8 sq. feet

This floor plan is for illustrative purposes and is not drawn to scale.  
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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.

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