

Hyman
Estate & Letting



Hill
Agent



53 Southwick Street, Southwick, West Sussex, BN42 4TH

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£1,000,000 (Guide Price) - Freehold

A rare opportunity has arisen to acquire this charming semi-detached Victorian villa, offering a wealth of character and over 2800 sq ft of versatile living space. Located just moments from Southwick village's amenities, the railway station, and the seafront, this substantial property seamlessly blends period features with modern comforts.

This beautifully appointed home retains many of its original features, including striking fireplaces and intricate mouldings, which are complemented by contemporary additions such as a utility room, ground floor WC, en suite bathroom, and a 18'7 kitchen leading to an impressive 20' conservatory.

The well-planned accommodation is spread over three floors, plus a convenient basement, providing an abundance of flexibility.

The ground floor offers a selection of reception rooms that are perfect for both easy entertaining and large family gatherings, one of which could serve as a sixth bedroom or guest accommodation if required. On the first floor, you will find four generously sized double bedrooms, including a master with an en suite bath/shower room, as well as a family shower room. The second floor hosts the fifth double bedroom with an en suite WC, offering privacy and tranquillity.

Externally, the rear garden enjoys a sought-after sunny westerly aspect, featuring a spacious raised patio area. Steps lead down to a predominantly lawned area, bordered by a variety of mature shrubs and trees, creating a private retreat. To the front, off-street parking for multiple vehicles is provided via a gravel driveway.

This exquisite home offers not only generous living space but also an abundance of potential and is a must-see for those seeking a blend of classic charm and modern living in a prime 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.

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- Substantial & imposing Victorian House
 - Incredibly deceptive & versatile accommodation
 - 5/6 bedrooms, 3/4 reception rooms
 - Accommodation arranged over three floors + basement
 - Wealth of original features
 - Westerly aspect rear garden
 - Shoreham Academy catchment
 - Vendor suited with chain free property













Total area: approx. 262.6 sq. metres (2826.9 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		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,420.25 per annum (2025/2026)

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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