

Hyman

Estate & Letting



Hill

Agent



61 Old Barn Way, Southwick, West Sussex, BN42 4NS

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Offers In Excess Of £475,000 - Freehold

Hyman Hill is pleased to present this extended family home, offering deceptively spacious accommodation and occupying a prime corner position with a private drive leading to a garage. Situated on level ground, within easy reach of local amenities, this property provides a versatile living space perfect for family life.

The ground floor features a generous 22'6 lounge, leading into an extended study/office, ideal for those working from home. The modern fitted kitchen, complete with solid wooden work surfaces and a matching island, is complemented by a dining room, making it perfect for family meals and entertaining. Additionally, there is a ground floor WC for convenience.

On the first floor, you'll find four well-sized bedrooms, with the master bedroom having been extended above the garage to provide a spacious retreat complete with an en-suite. A family bathroom serves the remaining bedrooms.

Externally, the property boasts a low-maintenance enclosed rear garden with a patio area, ideal for alfresco dining and outdoor relaxation. The sizable plot provides off-road parking for up to three cars and is also well-suited for a motorhome or caravan.

The garage features an electric door for ease of access, and the property benefits from solar panels, contributing to its energy efficiency.

An internal viewing is highly recommended to fully appreciate the size and potential of this wonderful 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.

Fishergate railway station is within a 5 minute walk providing access to Brighton, links to London and coastal services east and west.

The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

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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- Heavily extended family home
 - Four good sized first floor bedrooms
 - Envious corner position with private drive to garage
 - 22'6 Lounge/diner
 - Open plan kitchen/breakfast room
 - Extended study/office
 - Ground floor cloakroom
 - En-suite to master bedroom













Total area: approx. 147.6 sq. metres (1588.7 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	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,151.33 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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