



15 The Drive, Southwick, West Sussex, BN42 4RR

15 The Drive, Southwick, West Sussex, BN42 4RR

£475,000 - Freehold

Hyman Hill are excited to present this extended semi-detached family home, offering deceptive and versatile living spaces, located on a highly sought-after road in Southwick.

Bright and spacious throughout, the property boasts a range of well-designed features. On the ground floor, you'll find a bay-fronted lounge, which could also serve as a fourth double bedroom, along with an impressive 'L' shaped 18' x 17' modern fitted kitchen. Bi-fold doors lead into a large lean-to and there is a snug/additional reception area, providing ample space for family living.

Upstairs, there are three good-sized bedrooms and a modern, stylishly fitted shower room. Double glazing and gas central heating are present throughout, ensuring comfort all year round.

Externally, the secluded rear garden enjoys a desirable sunny westerly aspect—ideal for late afternoon barbeques. Additionally, there's a large 20' x 10' shed with the potential for conversion into a home office or additional living space. The property also features an impressive 30' former garage, currently being used as a workshop, with access via a private driveway.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking!

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool. Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London. There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

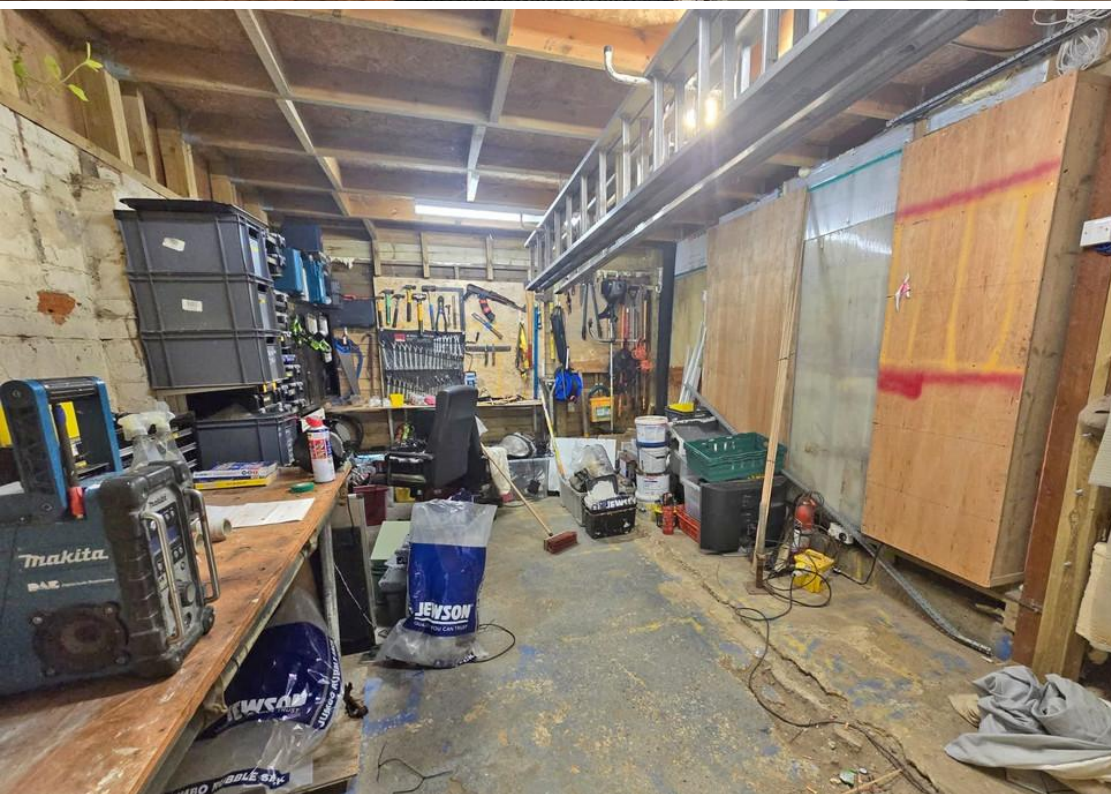
-
- Extended Semi-detached family home
 - Four good size bedrooms
 - Modern fitted kitchen & shower room
 - 'L' shaped 18' x 17' kitchen/diner
 - Spacious lean-to reception room
 - Private drive to 30'5 former garage/workshop
 - Westerly aspect rear garden
 - No on going chain

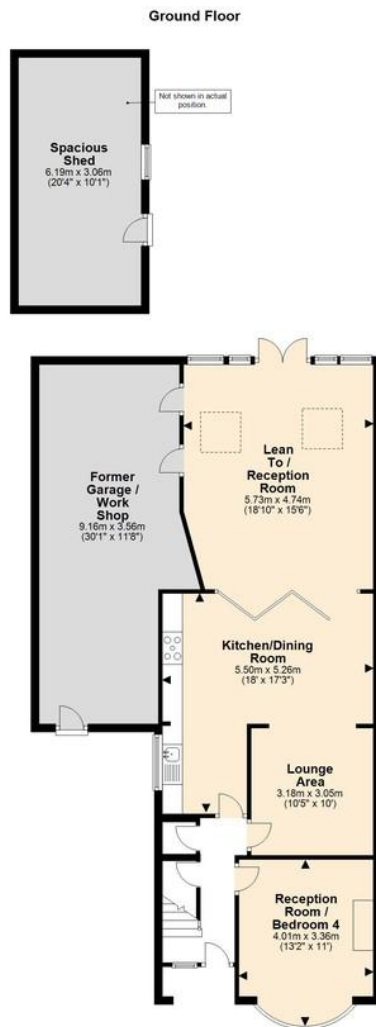












Total area: approx. 165.6 sq. metres (1782.9 sq. feet)

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 Plansip.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,333.44 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