



56 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

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‘Offers in Excess of’ £375,000

Hyman Hill are delighted to present this well presented end-of-terrace family home, ideally located on level ground and within easy reach of local amenities, as well as being within the highly sought-after Shoreham Academy school catchment area.

The accommodation features In brief; a square bay-fronted lounge, an impressive modern fitted full-width kitchen/diner measuring 17', leading to a triple aspect double-glazed conservatory and a convenient ground floor WC. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The home is equipped with double glazing and gas central heating throughout, ensuring comfort and efficiency.

Externally, the property boasts a delightful rear garden, approximately 80ft in length, with a sought-after southerly-facing aspect. The secluded garden is a real highlight, offering both privacy and sunshine, making it perfect for outdoor relaxation or entertaining. With ample space, there is potential for future expansion (subject to necessary planning consents) or the creation of a garden office.

To the front, there is hardstanding affording off road parking for one car with the added benefit of an EV charging point.

We highly recommend undertaking an internal inspection to fully appreciate the deceptive nature of this well proportioned 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.

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- End of terrace family home
 - Three good sized bedrooms
 - Spacious 17' kitchen/diner
 - Bay fronted lounge
 - Double glazed conservatory
 - Ground floor WC
 - Approx. 80' south facing rear garden
 - Off road parking to front with EV charger









Total area: approx. 91.9 sq. metres (989.3 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 | | 89 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax: £1,882.42 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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