



226 Old Shoreham Road, Southwick, West Sussex, BN42 4LT

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## Offers in Excess of £500,000 - Freehold

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Hyman Hill are delighted to present this beautifully renovated and deceptively spacious four double bedroom semi-detached family home, located within the sought-after Shoreham Academy catchment area.

Having undergone a comprehensive refurbishment by the current owner - including a full roof tile replacement and complete external re-rendering in 2024, this immaculate property offers versatile accommodation and a high quality finish throughout, making it ideal for modern family living.

The ground floor features a bright, bow-fronted lounge, a stunning 20ft newly fitted kitchen/diner-perfect for entertaining, a generous bedroom/study, a convenient ground floor WC, and a double-glazed conservatory that opens onto the sunny, south-facing rear garden.

Upstairs, the bow-fronted master bedroom benefits from a contemporary ensuite shower room. There are two further spacious double bedrooms, and a luxurious family bathroom-formerly a fourth bedroom-complete with a freestanding egg-shaped bath and a walk-in shower.

Externally, the property enjoys a private and sunny rear garden with a desirable southerly aspect, side access, and a rare private driveway leading to two single garages.

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.

An internal viewing comes as highly recommended to fully appreciate this home.

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- Spacious semi detached family home
    - Immaculate throughout
    - 3/4 double bedrooms
    - En-suite to master bedroom
  - Impressive, spacious luxury bathroom
    - 20' modern fitted kitchen
  - Private drive to two single garages
    - No on-going chain























Total area: approx. 120.8 sq. metres (1300.5 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £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.

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](http://www.hymanhill.co.uk)