

Hyman  
Estate & Letting



Hill  
Agent



7 Kingston Lane, Southwick, West Sussex, BN42 4SJ

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£700,000 - Freehold

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Hyman Hill are delighted to present this exceptionally spacious and highly versatile detached chalet bungalow, ideally situated on level ground within the sought-after Shoreham Academy catchment area and close to local amenities.

This deceptively large home is arranged over two floors and has been lovingly maintained by the current owners. It offers flexible accommodation ideal for growing families, those needing multi-generational living, or anyone seeking extra space to work from home.

Key features include two generously sized reception rooms with charming bay windows, a bright double-glazed conservatory, a well appointed fitted kitchen, five double bedrooms, a study room, a ground floor bathroom, and a first-floor shower room with a separate WC. The expansive landing also provides an excellent space for a home office or reading nook.

Externally, the property boasts a beautifully secluded rear garden featuring a manicured lawn and a variety of mature shrubs, trees, and flower beds-creating a peaceful and private outdoor retreat. Hidden from view, a gardener's dream awaits. Tucked away at the rear of the property are two well-maintained greenhouses, one an impressive 17 feet in length—perfect for cultivating plants year-round. Complementing this is a six sided, 8' x 8' summer house and a spacious 24-foot workshop, fully equipped with power and lighting, offering ideal space for storage, creative hobbies, or even a home-based workspace.

A truly versatile and private haven for green-fingered enthusiasts and DIYers alike.

To the front, a private driveway offers off-road parking for multiple vehicles and leads to a substantial 25'2" garage.

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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- Extended & detached chalet bungalow
  - Highly deceptive & versatile accommodation
    - Five good sized bedrooms
    - Two separate reception rooms
  - Double glazed conservatory
  - Bathroom & shower room
  - Stunning mature & secluded rear garden
  - Private drive to 25'2 garage

























Total area: approx. 198.5 sq. metres (2136.4 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 PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,958.08 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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