

Hyman
Estate & Letting



Hill
Agent



37 The Gardens, Southwick, West Sussex, BN42 4AP

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‘Offers in Excess of’ £350,000 - Freehold

Hyman Hill are delighted to present to the market this extended mid-terrace family home, ideally situated on level ground within the Shoreham Academy catchment area and just a short distance from local shops and Southwick railway station.

This deceptively spacious property offers well-balanced accommodation ideal for family living. On the ground floor, you'll find a separate front-facing lounge, a shower room, and a dining room that opens into a full-width rear extension, featuring a generous 16'5" kitchen/breakfast room - perfect for entertaining and day-to-day living.

Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is divided into two sections. The upper area offers a particularly generous lawned space, ideal for children to play or for the potential creation of a home office or studio (subject to necessary consents). In addition, the property benefits from a recently constructed pitched-roof brick garage, with off-road parking conveniently located adjacent.

Offered for sale with no onward chain, an early viewing is highly recommended to appreciate the space, versatility, and convenience this home has to offer.

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.

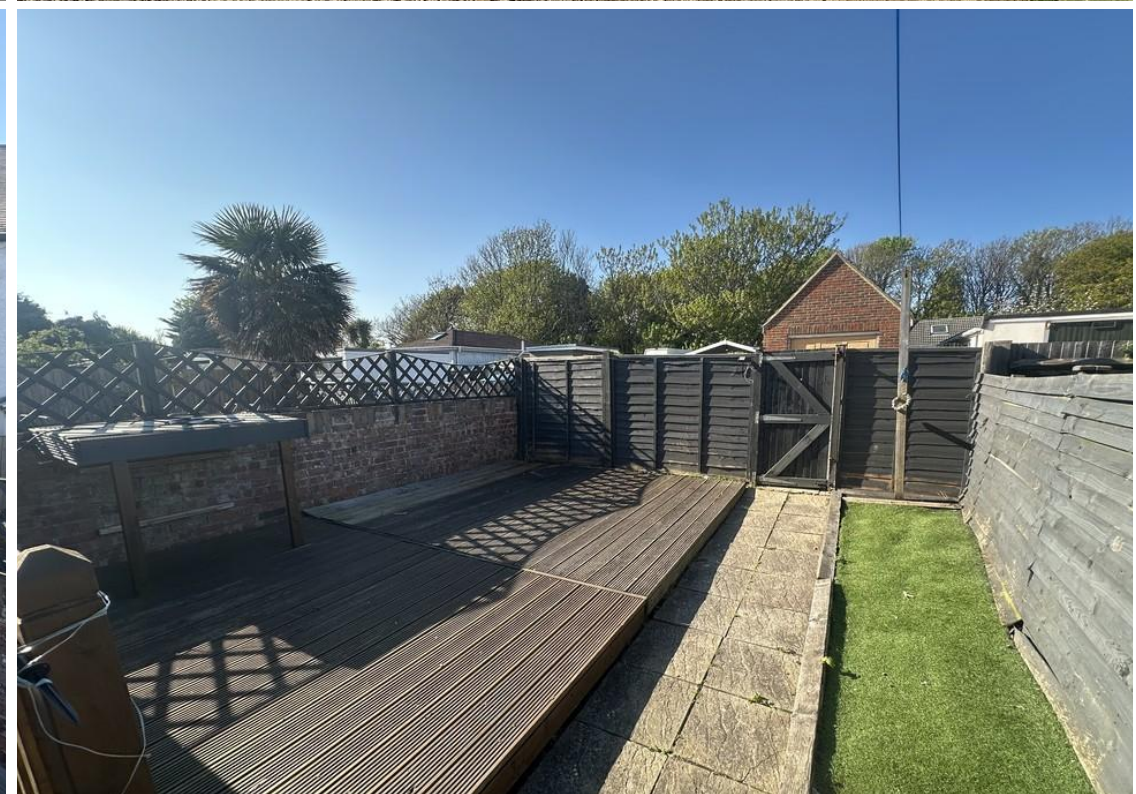
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- Extended mid terrace family home
 - Three bedrooms
 - Ground floor shower room & first floor bathroom
 - Extended 16'5 full width kitchen/diner
 - Large rear garden
 - Pitched roof brick built garage & parking to rear
 - Shoreham Academy catchment
 - No on-going chain







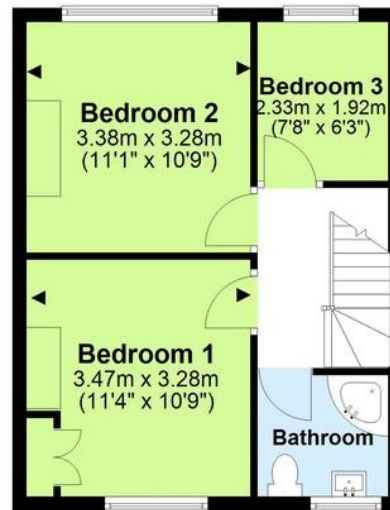




Ground Floor



First Floor



Total area: approx. 91.0 sq. metres (979.4 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 PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £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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