

Hyman
Estate & Letting



Hill
Agent



58 The Crescent, Southwick, West Sussex, BN42 4LA

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‘Offers in Excess of’ £700,000

Hyman Hill are delighted to offer for sale this substantial and beautifully extended five double bedroom, three bathroom semi-detached family home, ideally positioned on level ground in a highly sought after road and location within the Shoreham Academy catchment and in easy reach of local shops and Southwick train station.

Arranged over three floors, this immaculate property offers deceptively spacious and highly versatile accommodation, perfectly suited to modern family living.

The ground floor features a stunning 'wow factor' 29' x 20' open-plan kitchen, dining and living space, complete with contemporary fittings and bi-fold doors opening onto a level tiled, south-facing patio-ideal for entertaining and everyday enjoyment. A separate bay-fronted lounge provides a cosy retreat, while additional ground floor benefits include a modern shower room, utility room, and a fifth bedroom, offering flexible use as a guest room or home office.

On the first floor, there are three generously sized double bedrooms and a modern family bathroom. The second floor boasts an impressive loft conversion housing a dual-aspect 20'9 master bedroom with far-reaching chimney top views towards the sea, along with a spacious en-suite bathroom featuring both a bath and a separate shower.

Outside, the landscaped rear garden boasts a favoured sunny southerly aspect and backs onto allotments, providing excellent privacy. To the front, a private driveway offers ample off-road parking for several vehicles.

This exceptional home must be viewed in person to be fully appreciated. Early viewing is highly recommended.

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.

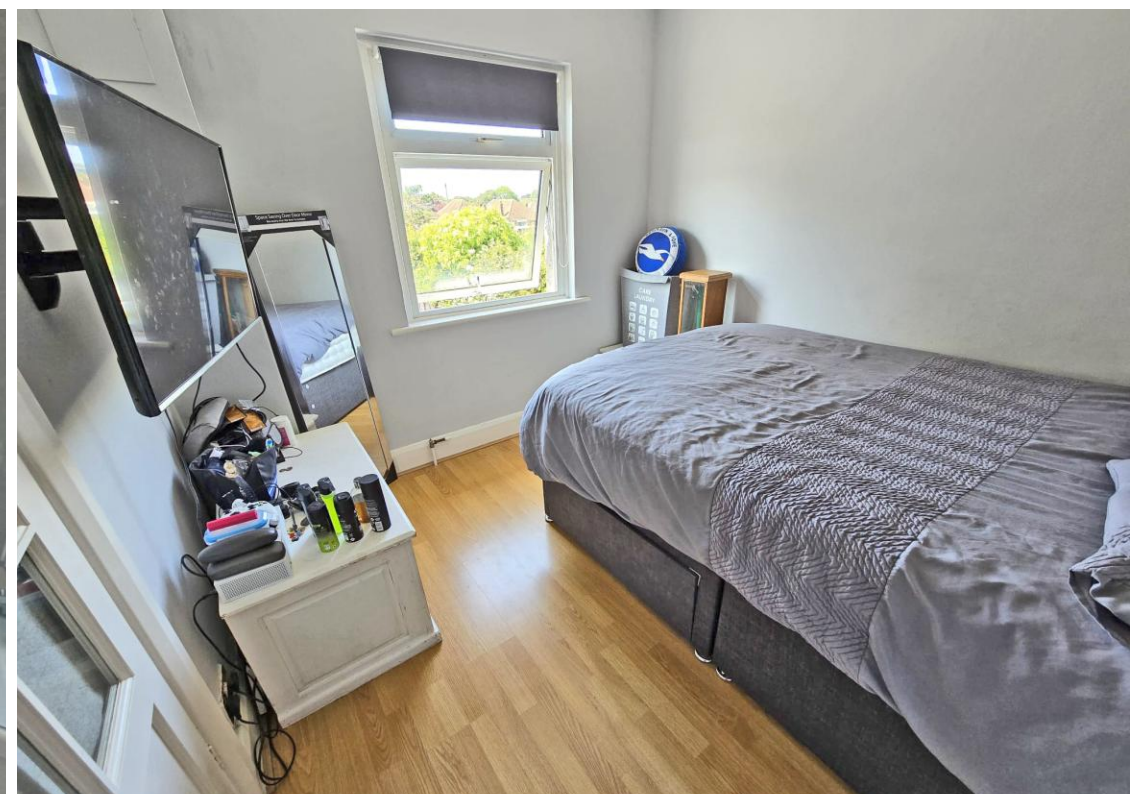
There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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, Southwick Beach is reached via the Shoreham Port lock gates.

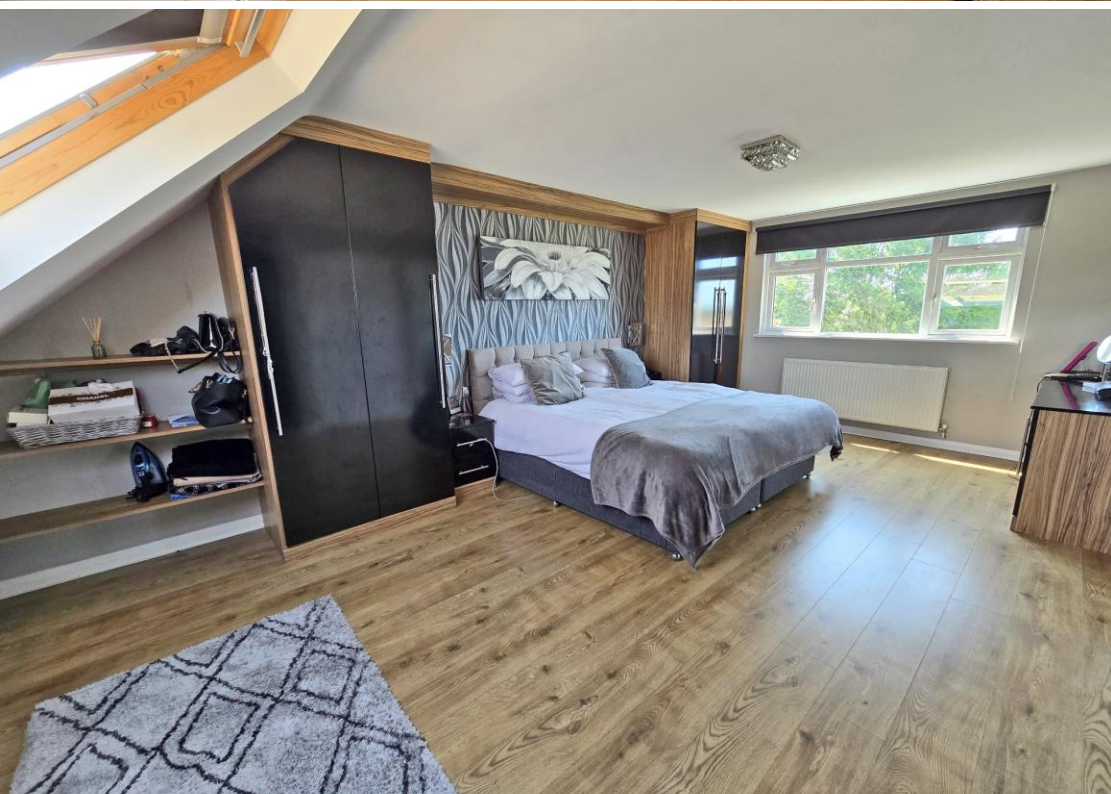
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| <ul style="list-style-type: none">• Immaculate & substantial extended semi detached family home<ul style="list-style-type: none">• Accommodation arranged over three floors<ul style="list-style-type: none">• Five double bedrooms• Three bathrooms | <ul style="list-style-type: none">• Impressive 29' x 20' open plan kitchen/family room to rear<ul style="list-style-type: none">• Separate bay fronted lounge• Landscaped south facing rear garden• Shoreham Academy catchment area |
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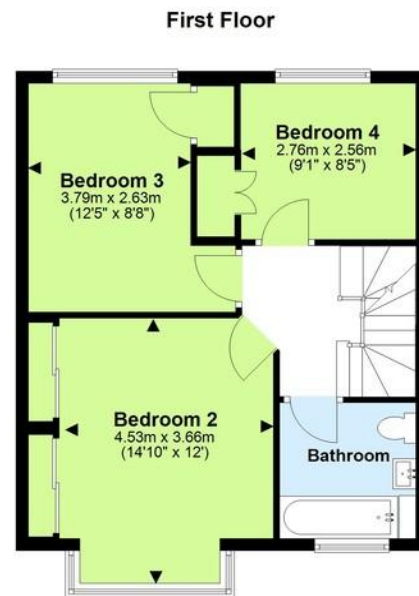
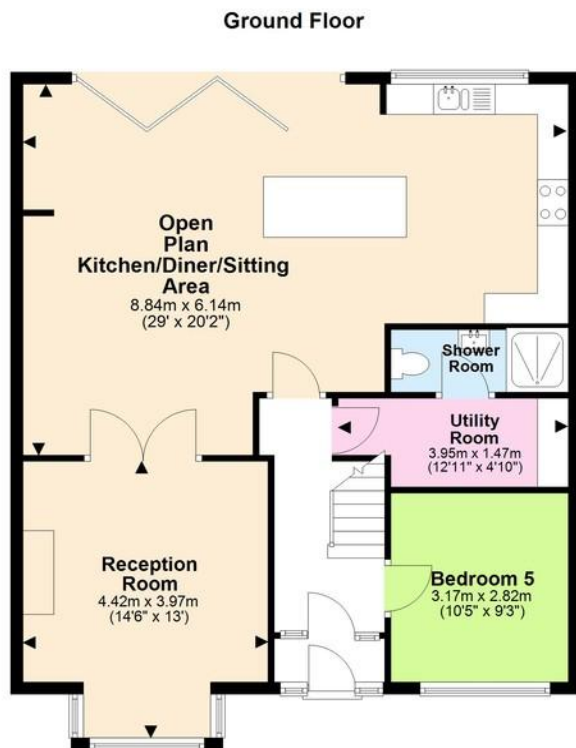












Total area: approx. 171.9 sq. metres (1850.8 sq. feet)

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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,420.25 per annum (2025/26)

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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