

Hyman
Estate & Letting



Hill
Agent



10 Fairdene, Southwick, West Sussex, BN42 4QN

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£475,000 - Freehold

Situated in a quiet road within a highly desirable residential area, this deceptively spacious and extended three/four double bedroom detached 'Barclay' home offers exceptional versatility throughout. Enjoying a much larger-than-average plot for the area, the property features a large mature and secluded rear garden that provides excellent privacy and generous outdoor space seldom found in similar homes.

Internally, the accommodation is bright and well-proportioned to suit a range of lifestyles, with features to include; a 17' bay-fronted lounge with a log burner, a bay-fronted dining room which can also serve as a fourth double bedroom or second reception room, a fitted kitchen leading to a full width 19'2 double glazed conservatory, a modern shower room with a separate WC, a master bedroom, and a study area with stairs leading to the first floor. Upstairs, there are two further double bedrooms offering ample space for family living or guest accommodation.

Externally, the home continues to impress with a substantial 'L'-shaped garage measuring approximately 23'6" x 16'2", providing ideal space not only for vehicle storage but also for use as a workshop or hobby area. The garage roof is fitted with solar panels connected to a storage battery, supplying renewable electricity to the property. To the front, there is off-road parking along with a convenient EV charging point.

This charming home offers a rare combination of space, flexibility, and eco-conscious features in a tranquil, established neighbourhood. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking. There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station providing coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted. The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

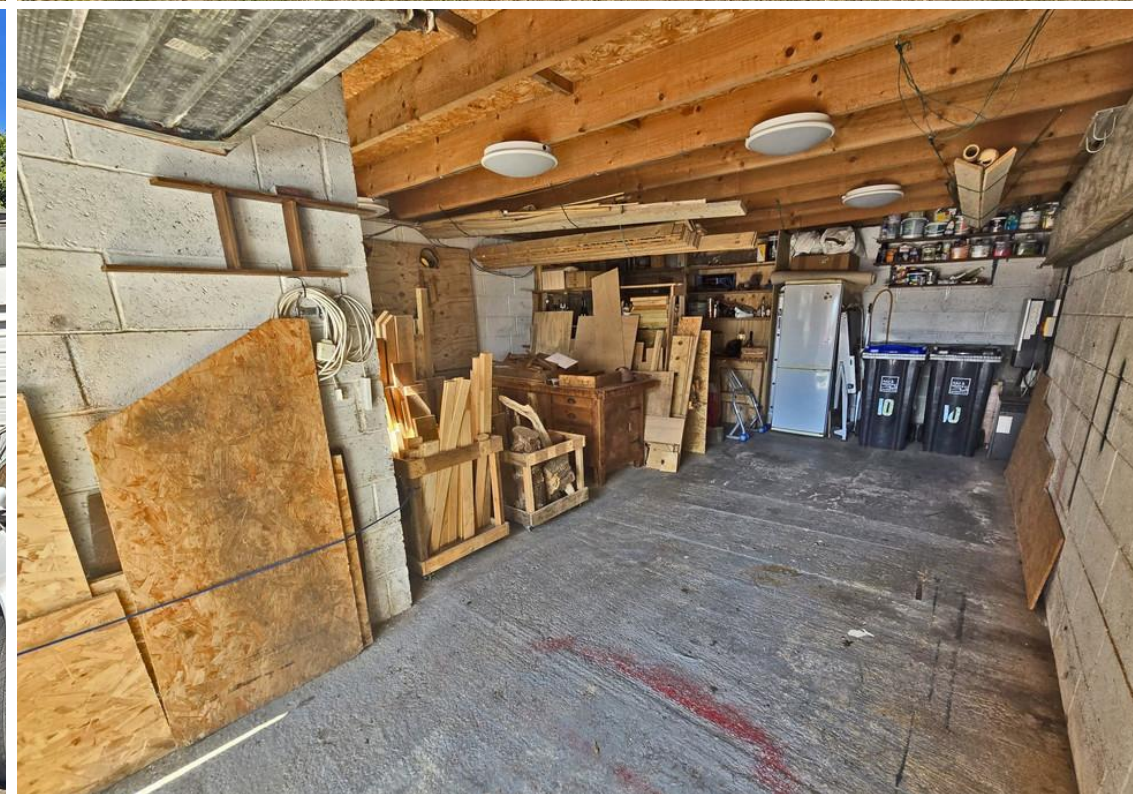
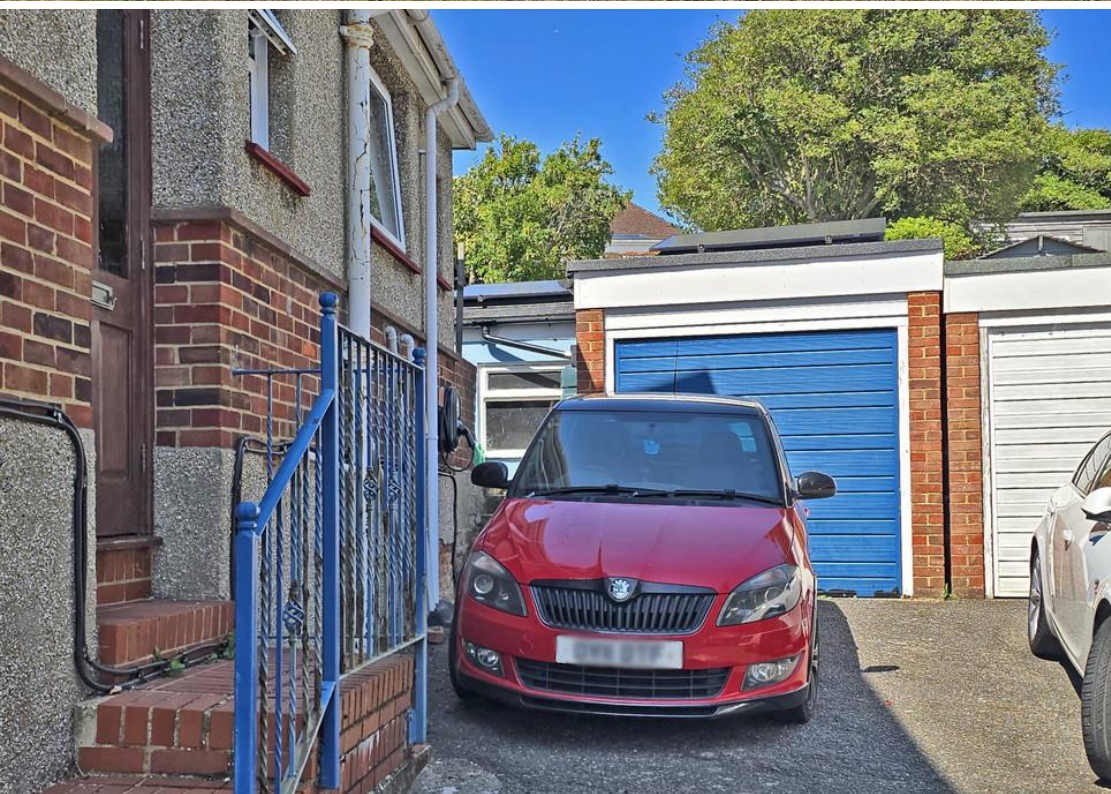
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- Detached & extended 'Barclay' chalet property
 - Occupying a larger than average plot
 - Four double bedrooms + study
 - 17' bay fronted lounge
 - 19'5 double glazed conservatory
 - Large rear garden
 - Wider than average garage ('L' shaped – 23'6 x 16'2)
 - Solar panels & EVP point











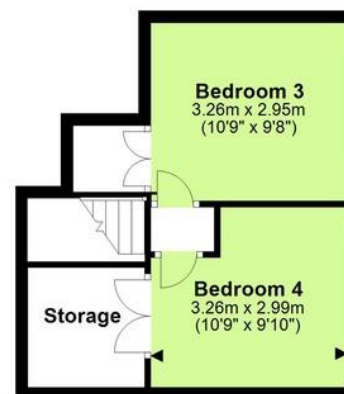
Ground Floor



Total area: approx. 152.5 sq. metres (1641.8 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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.

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band 'D' -
£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.

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