



42 Phoenix Way, Southwick, West Sussex, BN42 4HP

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£575,000 - Freehold

Having recently undergone a complete renovation and an impressive full-width extension by the current vendor, this stunning semi-detached home has been finished to a high contemporary standard throughout.

Located on a highly popular road in a sought-after level-ground position, the property is within the catchment for the 'Outstanding' Ofsted rated Shoreham Academy and conveniently placed for access to local shops, the railway station, and everyday amenities.

Stylishly blending 1930's period features with modern design, the heart of the home boasts a spectacular 17' x 24' open-plan kitchen, dining and sitting area, flooded with natural light from the skylight and bi-fold doors that open onto a landscaped rear garden. A separate utility room adds functionality, while a ground floor WC enhances everyday convenience. To the front, a bay-fronted lounge provides a cosy and peaceful retreat from the main living space.

Upstairs, there are three bedrooms and a spacious dual-aspect family bathroom fitted with contemporary fixtures. The landscaped rear garden has been designed for low maintenance living and includes a porcelain tiled patio, perfect for entertaining, along with a brick-built outbuilding with power and

lighting-ideal for conversion into a home office. To the front, a newly laid block-paved driveway provides off-road parking for two vehicles.

To fully appreciate what is not visible, the vendor advises that the property has been fully replumbed, including the installation of a new boiler, rewired and replastered throughout, with all doors and windows replaced apart from the porch and front windows.

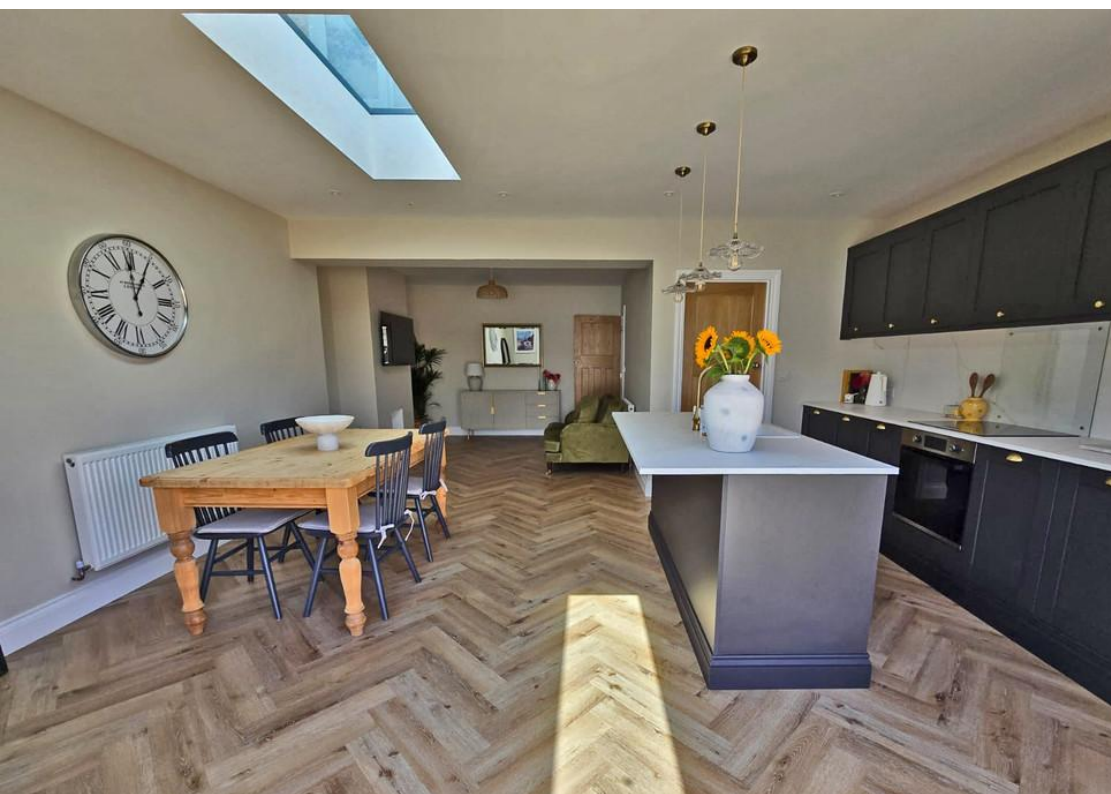
An internal viewing is highly recommended to appreciate the exceptional standard and finish of this thoughtfully transformed home.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctors' surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco 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.

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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- 1930's bay fronted semi detached house
 - Extended & completely refurbished throughout
 - Stunning 17' x open plan kitchen/diner/sitting area
 - Separate bay fronted lounge
 - Ground floor WC & utility room
 - Easy reach of shops & amenities
 - Shoreham Academy catchment
 - No ongoing chain



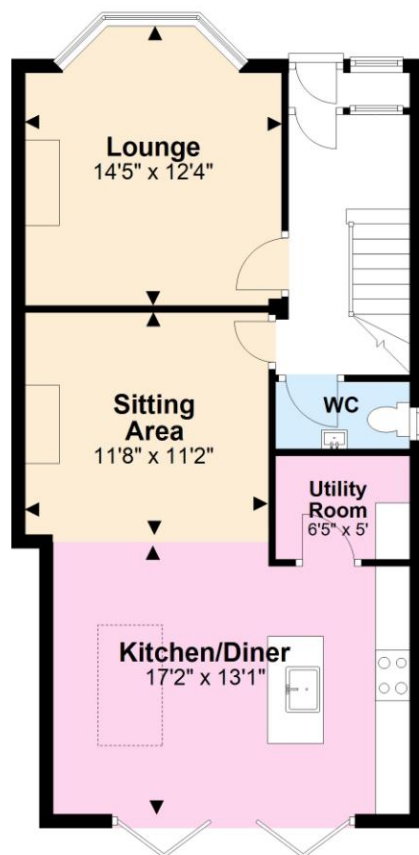




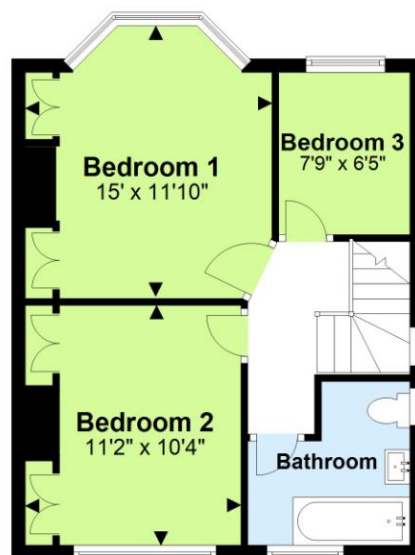




Ground Floor



First Floor



Total area: approx. 1073.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 d
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D – £2,053.69 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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