

Hyman
Estate & Letting



Hill
Agent



10 Manor Hall Road, Southwick, West Sussex, BN42 4NB

10 Manor Hall Road, Southwick, West Sussex, BN42 4NB

£499,950 - Freehold

A rare opportunity has arisen to purchase this extended detached bungalow, located in a highly sought after and level setting within easy reach of shops, the railway station, bus routes, and a wide range of local amenities.

Offering convenience and versatility, this home is ideally suited to those looking to downsize without compromise, while also presenting excellent potential for growing families given its desirable school catchments and scope for further extension (subject to necessary consents).

The well-presented accommodation includes three good sized bedrooms, a spacious 21' dual aspect lounge/diner, fitted kitchen, shower room, and a useful utility room that could also serve as a study, all complemented by an integral garage offering additional storage or parking. Outside, the property enjoys a proportionate rear garden that backs onto school fields, providing a secluded outlook and a favoured sunny southerly aspect. To the front, a deep private driveway offers ample off-road parking for multiple vehicles.

An internal viewing is highly recommended to fully appreciate the potential and position 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 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.

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.

-
- | | |
|---|--|
| <ul style="list-style-type: none">• Extended detached bungalow• Three good sized bedrooms• Highly desirable level ground location• 21' extended lounge/diner | <ul style="list-style-type: none">• Utility room/study• Secluded southerly aspect rear garden• Private drive to integral garage• Easy reach of shops, station & amenities |
|---|--|







Ground Floor



Total area: approx. 99.3 sq. metres (1068.6 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.

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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk