



113 The Gardens, Southwick, West Sussex, BN42 4AR

# 113 The Gardens, Southwick, West Sussex, BN42 4AR

## 'Offers in Excess of' £425,000 - Freehold

Hyman Hill are delighted to present for sale this extended three-bedroom end-of-terrace family home, ideally positioned on level ground within a highly sought-after location, just a short distance from local shops, bus routes, and the railway station.

Beautifully presented and deceptively spacious, the property is offered in excellent condition throughout. A separate lounge to the front offers a cosy retreat, while the true heart of the home is the impressive 22ft open-plan kitchen/dining/sitting area. Designed with modern family living in mind, this contemporary space features a charming log burner, pantry, bespoke fitted full height fitted storage/shelving units, Velux sky lights and bi-fold doors that open seamlessly onto the rear garden – creating a stunning indoor-outdoor living experience. Additional ground floor benefits include a convenient utility room, WC, and understairs storage, perfect for everyday essentials.

Upstairs, there are three bedrooms, each tastefully decorated with the first and second bedrooms boasting bespoke built-in wardrobes providing excellent storage without compromising on space and a stylish, modern bathroom.

The property also enjoys double glazing and gas central heating throughout, along with solar panels to enhance energy efficiency. Outside, the low-maintenance rear garden is predominantly laid to lawn with a decked seating

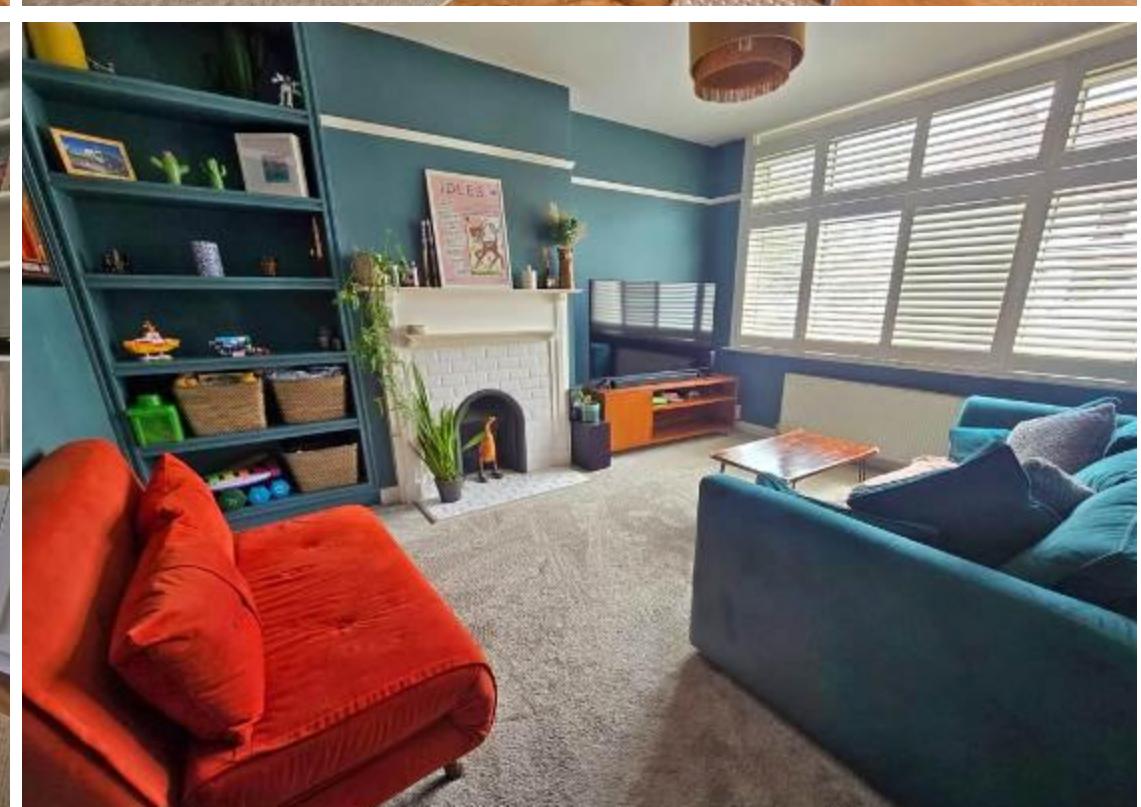
area, ideal for relaxing or entertaining. A unique advantage of this home is the additional area beyond the rear garden, which offers hardstanding for three to four vehicles and access to a detached garage (15'7" x 9'). This versatile, insulated space is equipped with power and lighting, currently serving as a workshop but equally suited to use as a home office, gym, or hobby room. To the front, further off-road parking is available via a smart block-paved driveway.

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.

- Extended end of terrace house
  - Three bedrooms
- Impressive 22' open plan kitchen/diner
  - Separate lounge
- Ground floor WC & utility room
- Good sized garden
- Ample off road parking at front & rear
- Converted 15'7 x 9' garage/workshop











## Ground Floor

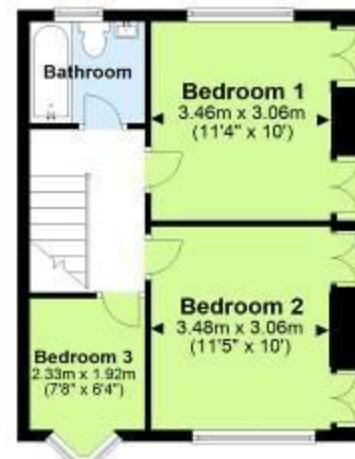


Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

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



## 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.

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](http://www.hymanhill.co.uk)