



102 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

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‘Offers in Excess’ £315,000 - Freehold

Hyman Hill are delighted to present this bright and deceptively spacious two double bedroom older-style home, ideally situated on level ground within easy reach of local shops and excellent transport links.

Offering well-proportioned accommodation, the property features a generous 23'10" dual-aspect lounge/diner, a dual-aspect fitted kitchen, two double bedrooms on the first floor, and an exceptionally spacious bath/shower room. Additional benefits include double glazing and gas central heating throughout. Externally, the large rear garden enjoys a favoured sunny southerly aspect—ideal for relaxing or entertaining.

Offered with no-ongoing chain, this attractive home would make an ideal first purchase or a superb option for those looking to downsize. 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 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.

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- Older style mid terrace house
 - Two double bedrooms
 - 23'10 dual aspect lounge/diner
 - 11'3 fitted kitchen

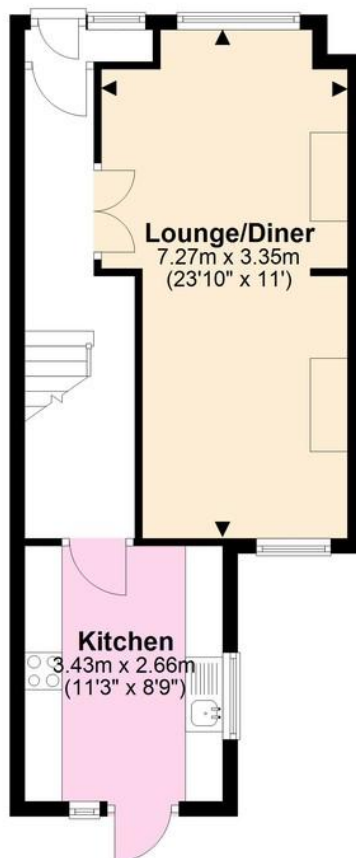
- Spacious first floor bath/shower room
- Double glazing & gas central heating
- Large southerly aspect rear garden
- No on-going chain



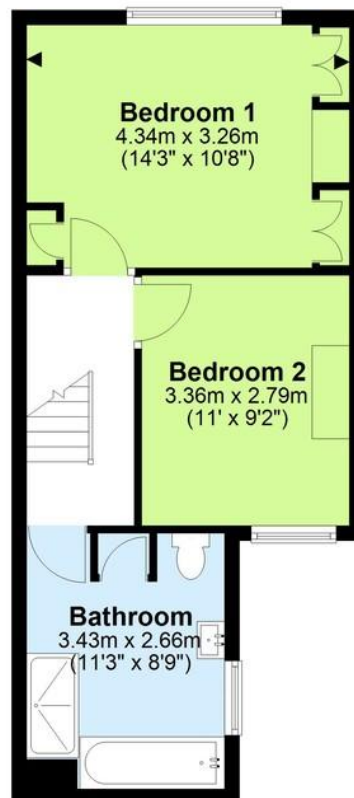




Ground Floor



First Floor



Total area: approx. 77.2 sq. metres (831.4 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B -
£1,882.42 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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