

Hyman
Estate & Letting



Hill
Agent

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

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£475,000 - Freehold

A rare opportunity to purchase this spacious semi-detached family home occupying an enviable corner plot within a highly sought-after, level ground cul-de-sac. Ideally positioned within the desirable Shoreham Academy catchment area and within easy walking distance of local amenities this property presents significant potential for extension (subject to necessary consents).

The accommodation features a bright and spacious 25'6" dual-aspect lounge through dining room enhanced by a deep bay window to the front with stained glass fan lights. A fitted kitchen to the rear leads to a practical lean-to providing access to a ground floor WC.

On the first floor there are three bedrooms with the master bedroom echoing the bay window feature of the lounge below. A spacious dual-aspect family bathroom completes the upstairs layout.

Externally the property boasts beautifully maintained gardens to three sides with established borders housing a variety of mature shrubs, flowers, and evergreens offering both privacy and an attractive outlook. A private driveway leads to a generous 20' garage situated to the rear of the garden. While the property would benefit from modernisation it retains features

including the assumed original tiled fireplaces, gas central heating and double glazing throughout. An internal viewing comes as 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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- Charming three bedroom semi-detached house
 - Occupying an enviable corner position
 - Highly popular cul-de-sac location
 - 25'6 lounge/diner with feature bay window
 - Ground floor WC & lean-to
 - Stunning mature rear garden
 - Private drive to 20' garage
 - Scope to extend (stnc)







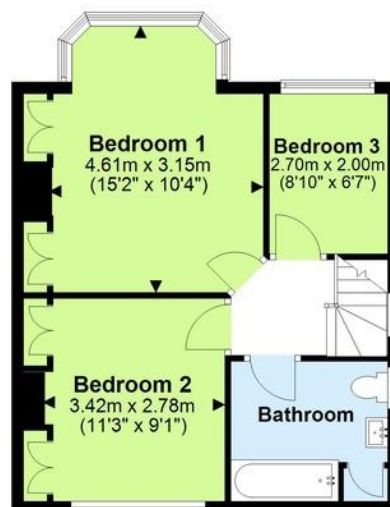




Ground Floor



First Floor



Total area: approx. 109.7 sq. metres (1180.9 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		80 C
55-68	D	62 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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