

Hyman
Estate & Letting



Hill
Agent



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

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£425,000 - Freehold

Hyman Hill are delighted to present for sale this beautifully extended family home, ideally positioned in a sought-after level ground location within easy reach of local shops, amenities, and excellent transport links. This superb property falls within the catchment area of the highly regarded, Ofsted 'Outstanding'-rated Shoreham Academy, making it an ideal choice for families.

The spacious and well-appointed ground floor comprises a bright separate lounge, a convenient ground floor cloakroom, and a versatile dining area which opens into the impressive, full-width rear extension. The modern kitchen is a real highlight, featuring sleek fitted units, a generous breakfast bar, and impressive bi-fold doors and skylights that flood the space with natural light and provide seamless access to the beautifully maintained rear garden.

Upstairs, the first floor offers three bedrooms and a stylish, modern family bathroom.

Outside, the enclosed rear garden is level and inviting, featuring a large tiled patio—perfect for entertaining—leading to a lawned area ideal for children and outdoor enjoyment.

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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- Stunning, extended family home
 - Very well presented throughout
 - Three bedrooms
 - Stunning extended 18'6 x 18' kitchen with bi-fold doors
 - Separate lounge to front
 - Ground floor WC
 - Large rear garden
 - Must be seen



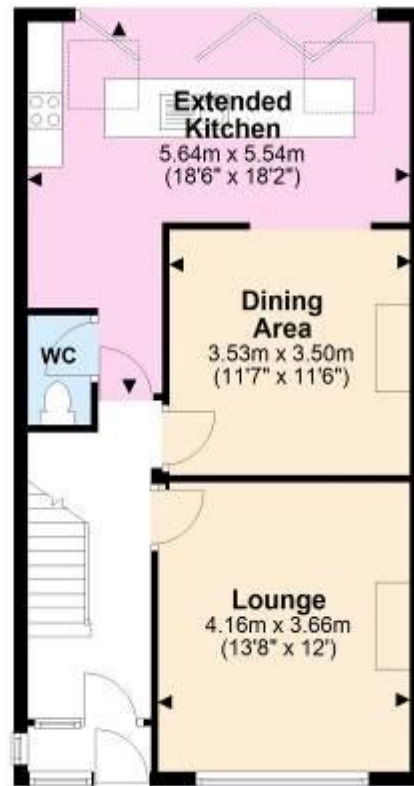




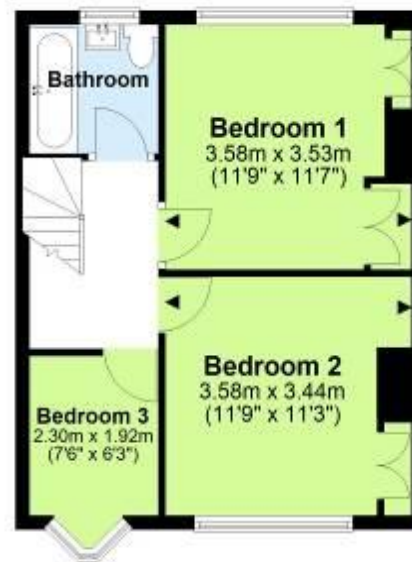




Ground Floor



First Floor



Total area: approx. 99.1 sq. metres (1066.9 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.

Useful Information

Council Tax: Band C -
£2,151.33 per annum
(2025/2026)

Tenure: Freehold

Local Authority: Adur District
Council

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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