



59 Old Shoreham Road (Slip Road), Southwick, West Sussex, BN42 4RD

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£375,000 - Freehold

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Hyman Hill are delighted to offer for sale this well-presented three-bedroom family home, ideally located in a convenient residential area within the highly sought-after catchment for the Ofsted-rated 'Outstanding' Shoreham Academy. This attractive property offers generously proportioned living space throughout, perfect for modern family living.

On the ground floor, the home features a bright and spacious bay-fronted lounge which flows seamlessly into a full-width, modern fitted kitchen/diner measuring 17'9, providing an ideal space for entertaining and everyday family life. This in turn leads through to a 18'2 double glazed conservatory, offering an additional versatile living area with views over the garden.

Upstairs, the first floor offers three bedrooms and a stylish, contemporary shower room. The property further benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency year-round.

Outside, the rear garden is mainly laid to lawn and benefits from a rear access gate, offering both practicality and privacy. To the front, a block-paved driveway provides valuable off-road parking for two vehicles.

This superb home is not only ready to move into, but also situated in a desirable and family-friendly location close to schools, transport links, and local amenities. Early viewing is highly recommended.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Mid terrace family home
    - Three bedrooms
  - Well presented throughout
  - 17'9 fitted kitchen/diner

- Bay fronted southerly aspect lounge
  - Modern fitted shower room
- 18' double glazed conservatory
  - Off road parking

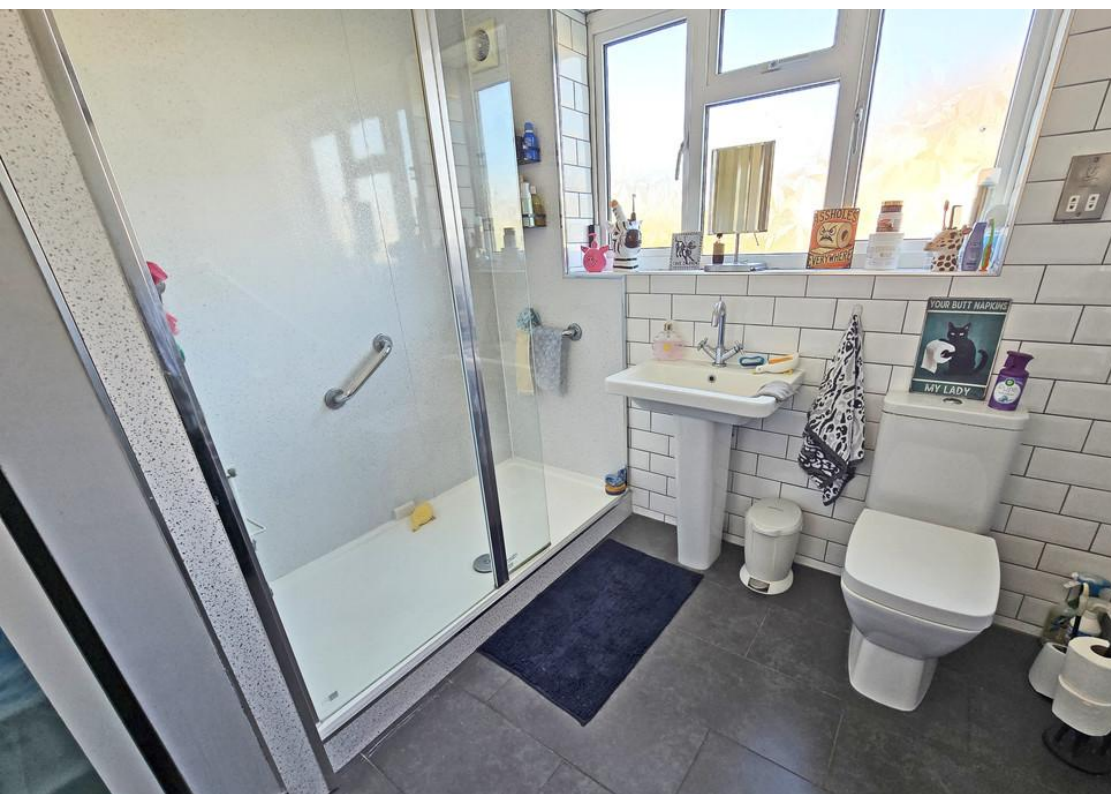
















**First Floor**



Total area: approx. 97.6 sq. metres (1050.9 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	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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