

Hyman  
Estate & Letting



Hill  
Agent



3 Seaview Estate, Southwick, West Sussex, BN42 4AS

# 3 Seaview Estate, Southwick, West Sussex, BN42 4AS

## ‘Offers in Excess of’ £300,000 - Freehold

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Hyman Hill are delighted to present this extended three-bedroom semi-detached home, positioned along Southwick's coast road boasting uninterrupted views across Shoreham Harbour and the sea beyond.

Conveniently located within easy reach of local transport links including Southwick railway station and nearby bus stops, as well as the shops and amenities of Southwick Square, this home combines seaside charm with everyday convenience. Offered with no onward chain, it represents an excellent prospect for buyers looking to modernise and personalise a property with enormous potential.

The ground floor accommodation features a spacious 24-foot dual-aspect lounge and dining area, filled with natural light from a bay window that faces south, making the most of the coastal outlook. To the rear, an extended 16'5 kitchen provides generous space for redesign and offers direct access to the garden.

Upstairs, the main bedroom enjoys an abundance of light from a front-facing bay window, capturing far-reaching views across the working harbour and towards the open sea. The third bedroom, also positioned at the front, is perfectly suited as a home office or nursery. Bedroom two is a comfortable double room overlooking the garden, while the family bathroom includes both a bath and a separate shower, ideal for flexible family living.

The property benefits from a large loft space, which, like many neighbouring homes on the road, offers excellent potential to be converted into additional accommodation, subject to the necessary consents (STNC).

Outside, the property offers a private, mainly lawned rear garden that offers space for outdoor enjoyment and further enhancement. To the front, a block-paved driveway provides convenient off-road parking.

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. Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

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- Extended semi detached house
    - Three bedrooms
  - Direct sea & harbour views
  - 16'5 extended kitchen

- 24'6 dual aspect lounge/diner
- In need of modernisation throughout
  - Off road parking to front
  - No on going chain











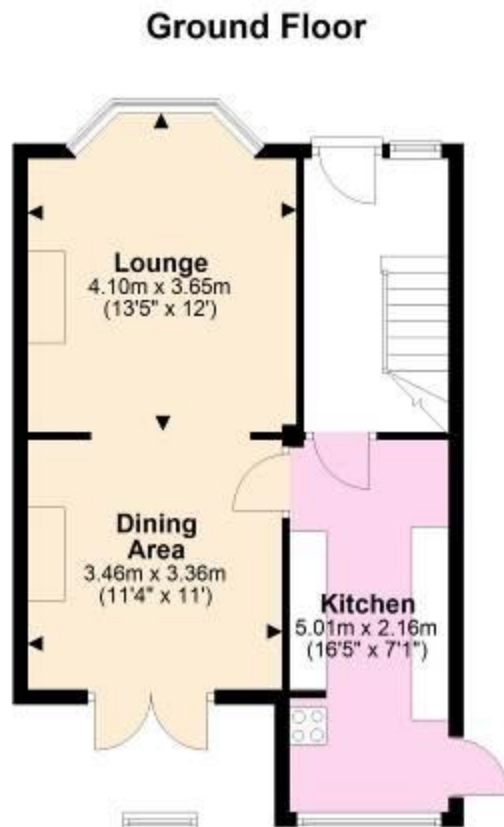




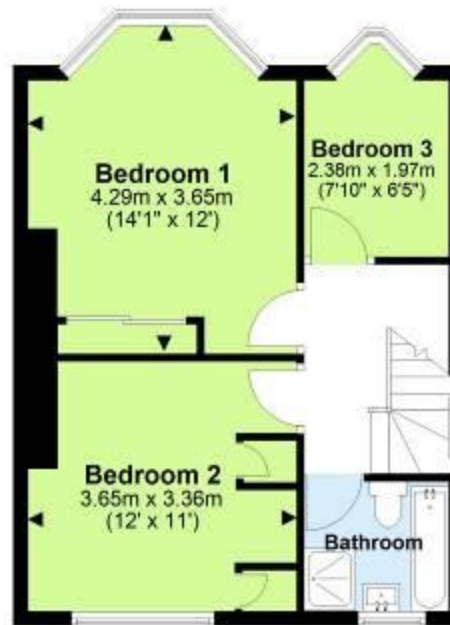








## First Floor



Total area: approx. 86.1 sq. metres (927.1 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		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band B -  
£1,882.42 per annum.

**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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