



68 Manor Hall Road, Southwick, West Sussex, BN42 4NF



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## `Offers In Excess Of £350,000 - Freehold`

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Hyman Hill are pleased to present this detached home, ideally positioned on level ground in a desirable location within easy reach of local shops, amenities, and the highly regarded Shoreham Academy catchment area.

The property requires complete modernisation, offering an exciting opportunity for buyers looking to create a home to their own specification. The ground floor features a 16'7" dual-aspect lounge/diner with direct access to the 14'1" kitchen, along with a ground-floor bathroom. Upstairs, there are two spacious dual-aspect double bedrooms, both benefitting from useful under-eaves storage.

Outside, the rear garden enjoys a sought-after southerly aspect and provides a wonderful blank canvas for landscaping. The generous front garden also offers scope for ample off-road parking, subject to the necessary consents.

Available with no onward chain, this property is well suited to those looking to upsize or downsize, or anyone seeking a project in a convenient and popular location.

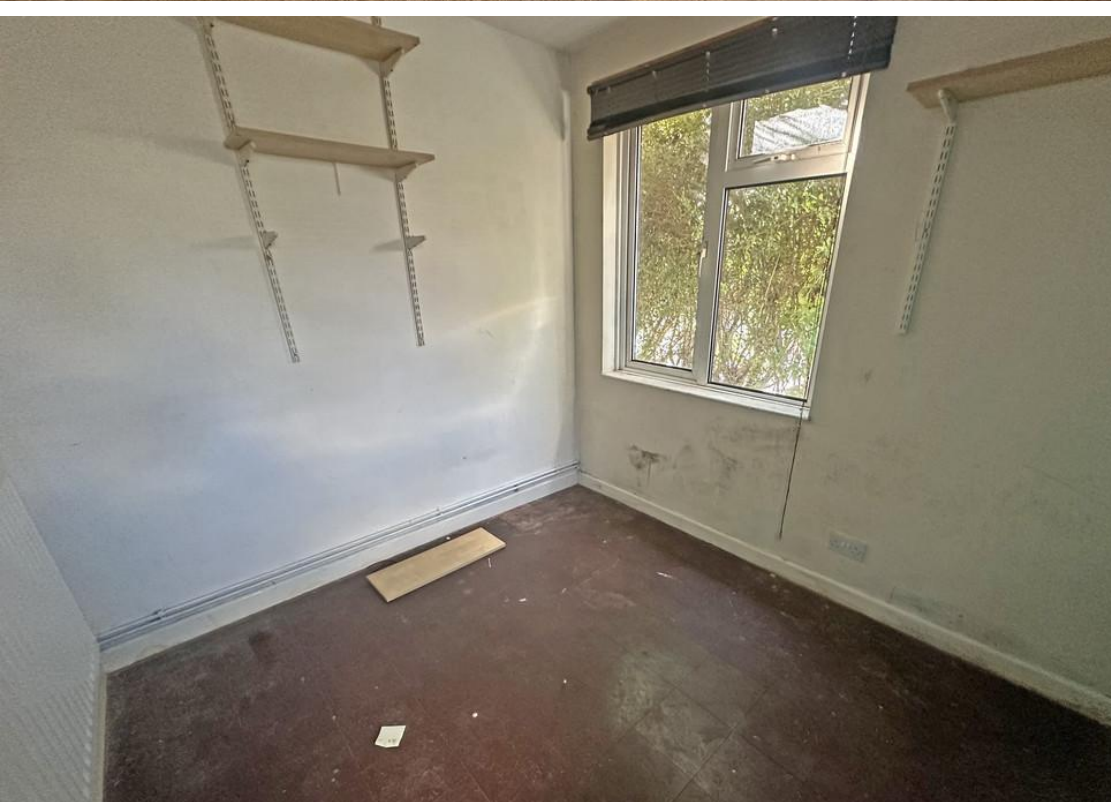
Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient 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.

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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|--|-----------------------------------|
| • Detached House                               | • Southerly aspect rear garden    |
| • Three bedrooms                               | • Easy reach of shops & amenities |
| • In need of complete refurbishment throughout | • Shoreham Academy catchment      |
| • Sought after level ground location           | • No on-going chain               |









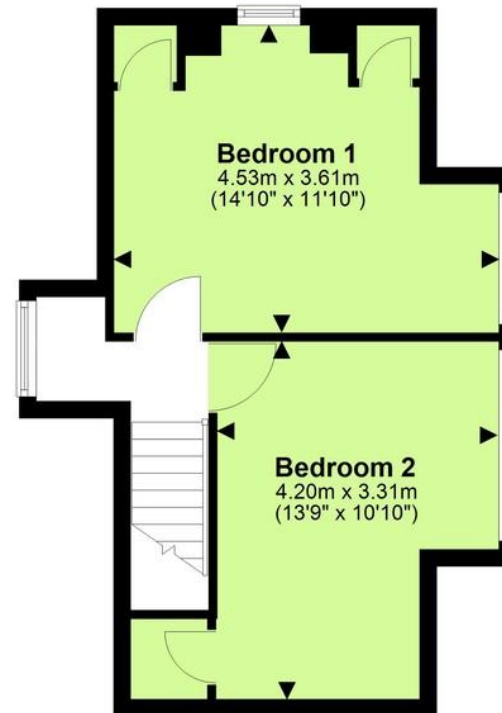




Ground Floor



First Floor



Total area: approx. 80.5 sq. metres (866.6 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		75 C
55-68	D		
39-54	E	48 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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