

Hyman
Estate & Letting



Hill
Agent



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

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'Offers in Excess of' £400,000 - Freehold

Hyman Hill are delighted to present this well presented and thoughtfully extended family home, ideally situated in a highly sought-after residential location. Set on level ground and within easy reach of local amenities, excellent transport links, and the ever-popular Shoreham Academy catchment area, this 1935-built property offers deceptively spacious and versatile accommodation.

The ground floor comprises a welcoming separate lounge featuring a charming focal-point fireplace, a convenient ground floor WC, and at the heart of the home, a stunning, full-width 23'1" x 18' open-plan kitchen/living/dining space. This extended area provides the perfect setting for everyday family life and effortless entertaining.

Upstairs, the first floor offers three bedrooms alongside a contemporary family bathroom. The property further benefits from gas central heating and double glazing throughout.

Outside, the rear garden is laid to a combination of decking and lawn, creating a balanced and low-maintenance outdoor space. A pathway leads to the former double garage, now transformed into a superb studio-ideal as a home office, gym, hobby room, or teenage retreat. To the front, there is off road parking for several vehicles via a block paved driveway.

Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the quality, space, and flexibility this wonderful home provides.

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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| • Extended family home | • Separate lounge to front |
| • Three bedrooms | • Ground floor WC |
| • Very well presented throughout | • 21'2 x 14'7 Garden studio (former double garage) |
| • 23' open plan kitchen/diner | • No on-going chain |



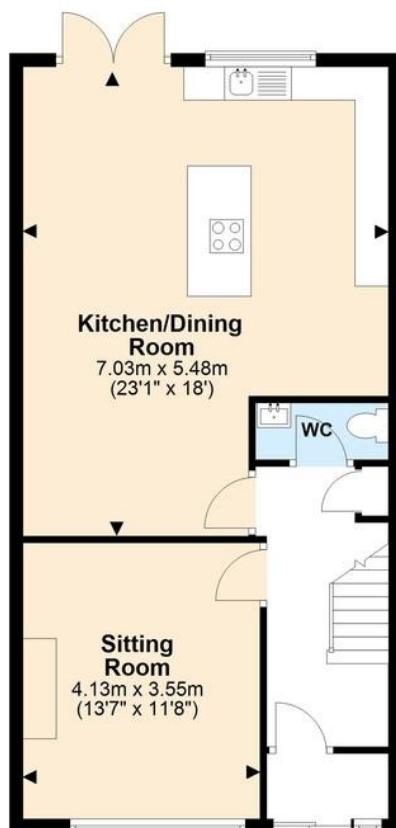




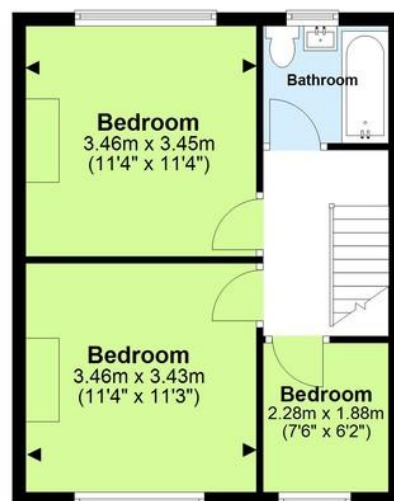




Ground Floor



First Floor



Total area: approx. 128.2 sq. metres (1380.3 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		84 B
69-80	C	70 C	
55-68	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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