



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

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**'Offers in Excess of' £385,000 - Freehold**

Hyman Hill are delighted to offer for sale this deceptively spacious and extended family home, superbly positioned on level ground and within easy reach of local shops, amenities and the mainline train station. The property also falls within the highly sought-after Shoreham Academy catchment area, renowned for its Outstanding Ofsted rating.

The well-presented accommodation begins on the ground floor with a generous 26' bay-fronted dual-aspect lounge/diner, offering an abundance of natural light and featuring patio doors that open directly onto the rear garden. A modern 14'8 dual-aspect fitted kitchen provides ample workspace and storage. Practical yet stylish wooden flooring runs throughout the entire ground floor, creating a cohesive and contemporary feel.

To the first floor are three well-proportioned bedrooms, all capable of accommodating double beds, along with a contemporary family bathroom. Laminate flooring runs throughout the first-floor accommodation, complementing the modern presentation. Further benefits include double glazing and gas central heating throughout.

Externally, the rear garden is predominantly laid to lawn and complemented by mature shrub borders and a variety of fruit bushes. To the rear of the garden is a useful brick-built storage shed with power and lighting, offering excellent potential for conversion into a home office or studio. A rear access gate adds further practicality.

- Extended family home
- Three good sized bedrooms
- Well presented throughout
- 26' lounge through dining room

To the front of the property, a block-paved driveway comfortably provides off-road parking for two vehicles.

The property's excellent location makes it ideal for families and commuters alike. The vendors have already found an onward purchase, resulting in a complete chain.

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.

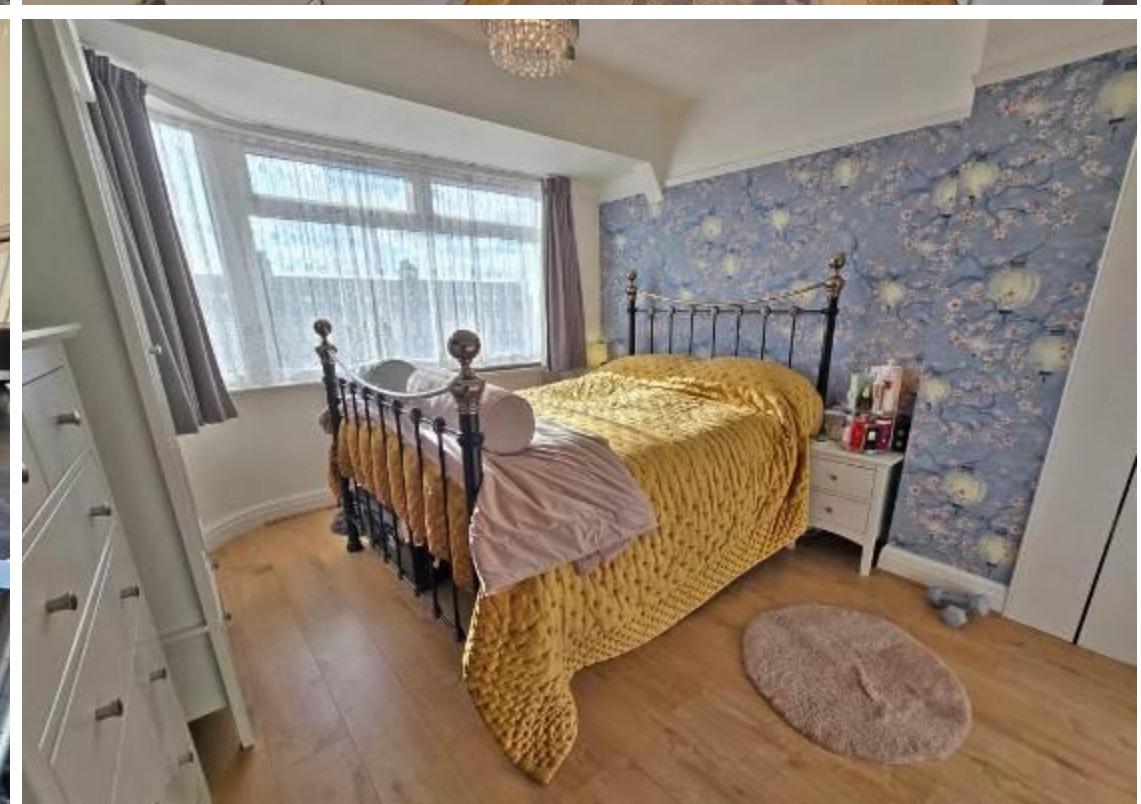
Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

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.

- Modern fitted 14'8 dual aspect kitchen
- Off road parking to front
- Vendor suited
- Shoreham Academy catchment area



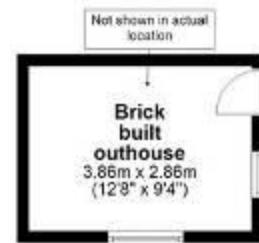








## Ground Floor

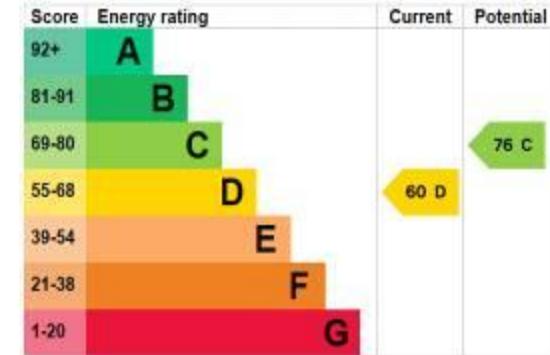


## First Floor



Total area: approx. 100.1 sq. metres (1077.7 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.



## 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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