



205 Old Shoreham Road, Southwick, West Sussex, BN42 4LS

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£499,950 - Freehold

Hyman Hill are delighted to offer for sale this incredibly deceptive and versatile detached, double bay-fronted family home, positioned on level ground in a highly convenient location close to local shops and excellent transport links. This lovely property is arranged over two floors and its accommodation makes it an ideal opportunity for families or those seeking a multi-generational living arrangement.

The ground floor offers a wonderful sense of space and flexibility, featuring a bright and spacious 23'5" dual-aspect bay-fronted lounge that provides an inviting setting for relaxation and entertaining. The adjacent 16'3" bay-fronted dining room, also enjoying a dual aspect, offers the versatility to serve as an additional bedroom if desired. A well-equipped 16'2" fitted kitchen/breakfast room sits at the heart of the home, perfect for family meals and informal gatherings. Two further bedrooms are located on this level — a generous double and a single, the latter of which is currently used as a study but benefits from existing water connections, offering potential for conversion into an additional bathroom or en-suite.

Upstairs, the accommodation continues to impress with a vast 21'9" master bedroom offering excellent proportions and flexibility of use. A further double bedroom and a family bathroom complete the first floor.

Externally, the property enjoys a large and secluded rear garden, mainly laid to lawn, providing an ideal outdoor space for children to play or for summer entertaining. A long private driveway offers ample off-road parking for multiple vehicles and leads to a wider-than-average L-shaped garage measuring 15'4" x 14'10", perfect for storage or workshop use. The broad frontage of the property offers scope for conversion into a carriage driveway, subject to the necessary consents.

Southwick Village Green and Southwick Square are close by offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctors' surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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- Deceptively spacious detached family home
 - Accommodation arranged over two floors
 - 4/5 good sized bedrooms
 - 23'4 spacious lay fronted lounge
 - 16'3 bay fronted dining room/bedroom
 - 16'2 Kitchen/diner
 - Private drive to garage & off road parking
 - Shoreham Academy catchment

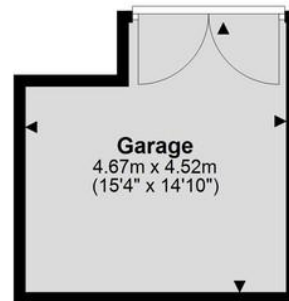
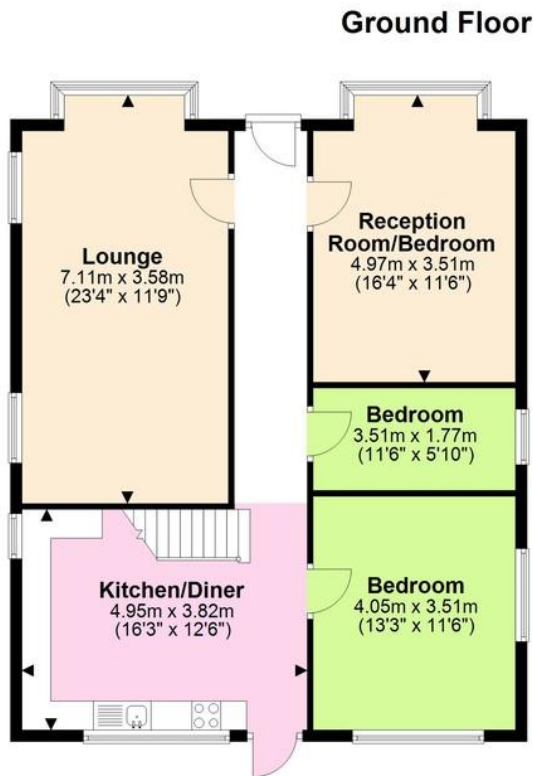












Total area: approx. 167.4 sq. metres (1801.8 sq. feet)

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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band E –
£2,958.08 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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