

Hyman

Estate & Letting



Hill

Agent



84 The Gardens, Southwick, West Sussex, BN42 4AN

# 84 The Gardens, Southwick, West Sussex, BN42 4AN

£450,000 - Freehold

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Hyman Hill are delighted to bring to the market this extended semi-detached family home, enviably positioned within a quiet cul-de-sac on level ground. The property is conveniently located within easy reach of local shops, the railway station, and falls within the highly sought-after Outstanding Ofsted-rated Shoreham Academy catchment area.

Having undergone significant improvement by the present vendor, this well-proportioned home has been completely redecorated and re-carpeted throughout, offering stylish and versatile accommodation. The ground floor comprises a bright 15' dual-aspect living room, a separate bay-fronted dining room (which could alternatively be used as a fourth bedroom), and a delightful newly installed 14'10 kitchen/breakfast room to the rear. The kitchen provides access to a newly fitted shower room, making the layout ideal for elderly relatives or guests.

To the first floor are three excellent-sized bedrooms, all served by a further newly fitted modern shower room. The property benefits throughout from double glazing and gas central heating.

Externally, the home occupies a generous plot with a private driveway providing off-road parking for multiple vehicles and leading to a detached garage. To the rear is lawned garden, enclosed by hedging and fencing.

Offered to the market with no ongoing chain, this impressive home is highly recommended for internal inspection to fully appreciate the space, condition, and location on offer.

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 family home            | • Newly fitted kitchen                           |
| • Three/Four good sized bedrooms                | • Redecorated & recarpeted throughout            |
| • One/Two separate reception rooms              | • Private drive to garage                        |
| • Newly fitted ground & first floor shower room | • Cul-de-sac location - close to station & shops |





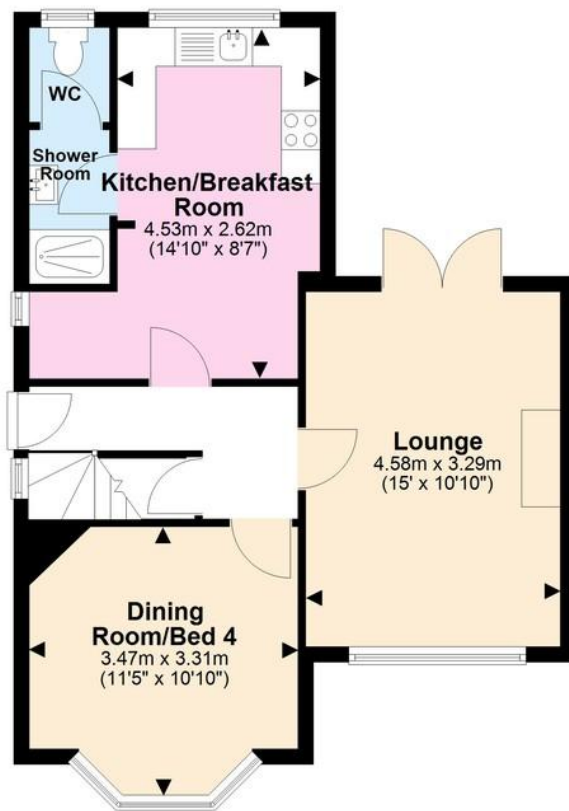








## Ground Floor



## First Floor



Total area: approx. 93.1 sq. metres (1002.0 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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band B –  
£1,882.42 (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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