

Hyman
Estate & Letting



Hill
Agent



27 Church Lane, Southwick, West Sussex, BN42 4GB

27 Church Lane, Southwick, West Sussex, BN42 4GB

'Offers in Excess' £800,000 – Freehold

A rare and exciting opportunity has arisen to acquire this substantial detached family residence, enviably positioned within one of Southwick's most sought-after and prestigious roads.

Located just moments from the picturesque Southwick Village Green and the historic St Michael and All Angels Church, this impressive home enjoys a prime setting on level ground, within easy reach of local shops, amenities and Southwick railway station. Families will also appreciate its location within the catchment area of the highly regarded Shoreham Academy, which has been awarded an Outstanding Ofsted rating.

Occupying a delightful position within a mature, tree-lined road, this attractive property offers extended and generously proportioned accommodation throughout and is presented to the market with the significant advantage of no onward chain.

The welcoming entrance hall provides access to a superb 24' living room, which flows seamlessly into the extended dining room, creating an ideal space for both everyday family life and entertaining. The dual-aspect kitchen/breakfast room enjoys an abundance of natural light and overlooks the front of the property, while a useful lean-to provides additional access to both the front and rear gardens. A convenient ground floor cloakroom completes the accommodation on this level.

To the first floor, the extended accommodation continues to impress, offering five generous double bedrooms. The delightful principal bedroom measures

an impressive 18'8 in length, enjoys attractive views over the rear garden and benefits from a contemporary four-piece en-suite shower room. A spacious and stylish family shower room serves the remaining bedrooms.

Externally, the property boasts a delightful south-facing rear garden, enjoying a favoured sunny southerly aspect and designed with ease of maintenance in mind. Predominantly laid to patio and complemented by mature trees and established shrub borders, it provides a wonderful setting for outdoor relaxation and entertaining. To the front, a substantial block-paved driveway offers off-road parking for numerous vehicles and leads directly to the garage.

Combining generous family accommodation, an exceptional location and exciting potential for its next owners, this is a truly rare opportunity to secure a distinguished home in one of Southwick's finest residential addresses.

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.

-
- An extended, substantial family home
 - Five double bedrooms
 - Located in a sought after, prestigious tree lined road
 - Just off Southwick Village Green
 - Spacious, well-proportioned accommodation
 - Mature south facing rear garden
 - Large private driveway to garage
 - No on-going chain













Total area: approx. 203.7 sq. metres (2192.7 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. Plan produced using PlanUp.

Useful Information

Council Tax: Band G -
£4,225.55 per annum
(2026/2027)

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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk