

Hyman

Estate & Letting



Hill

Agent

76 The Crescent, Southwick, West Sussex, BN42 4LA

76 The Gardens, Southwick, West Sussex, BN42 4LA

£625,000 - Freehold

Hyman Hill are delighted to present for sale this extended semi-detached family home, occupying an enviable corner position within one of the area's most sought-after roads, and falling within the catchment for the 'Outstanding' Ofsted-rated Shoreham Academy.

This lovely home offers well-balanced and versatile accommodation, ideally suited to modern family living. To the ground floor, a superb 26' bay-fronted dual aspect lounge/diner provides the main reception space, flooded with natural light and perfect for both everyday living and entertaining. The generous 18'4 fitted kitchen/breakfast room is complemented by a separate utility room. There is a convenient ground floor WC and an integral garage offers excellent storage and presents clear potential for conversion into additional living accommodation, subject to the necessary consents. To the first floor, four genuine double bedrooms provide ample space for growing families, serviced by a modern fitted shower room with the added convenience of a separate WC.

Externally, the property truly excels. The rear garden enjoys a favoured sunny south-westerly aspect and offers an exceptional degree of seclusion. A block-paved patio extends from the rear of the house and continues to the side, creating ideal seating areas from which to enjoy the attractive, well-stocked pond. The remainder of the garden is predominantly laid to lawn, framed by mature, brick-bound borders stocked with established planting.

Double gates provide access to the garden, allowing the current owners to securely accommodate their motorhome within the perimeter - a rare and valuable feature that will undoubtedly appeal to those with a caravan, boat or similar leisure vehicle.

To the rear of the plot stands an impressive 18'7 x 18' double garage, recently re-roofed, offering superb versatility. Ideal for car enthusiasts, secure workshop space, or with exciting potential for conversion into a home gym, hobby room or teenage retreat (subject to any necessary permissions).

This is a superb opportunity for families looking to upsize into a prime residential setting.

Positioned on level ground, the property is within easy reach of Southwick Village Green and Southwick Square 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.

-
- Extended semi detached family home
 - Occupying an enviable corner position
 - Four double bedrooms
 - Private drive to double garage (at rear)
 - Integral single garage
 - 18'4 fitted kitchen
 - Utility room & ground floor WC
 - Southerly aspect rear garden



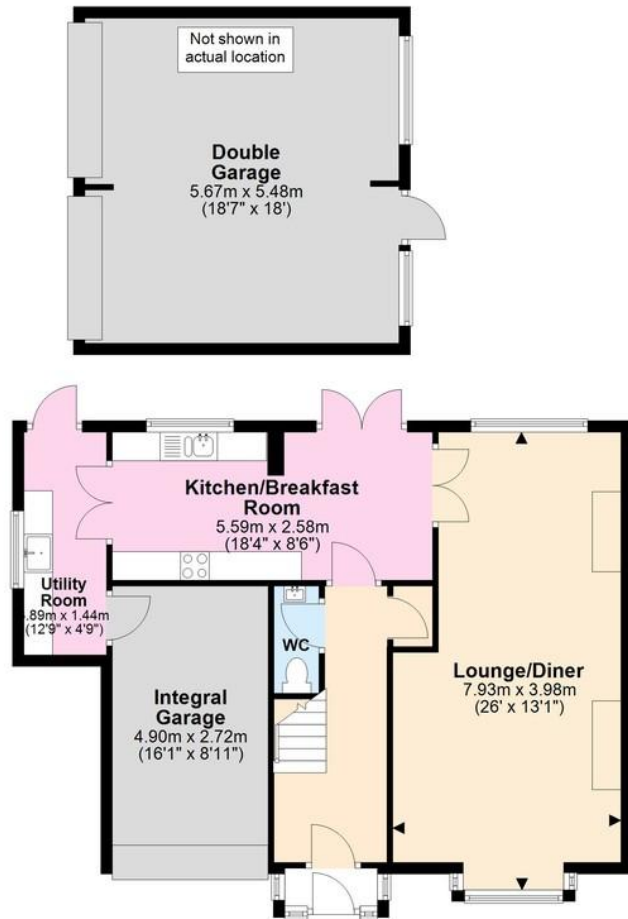




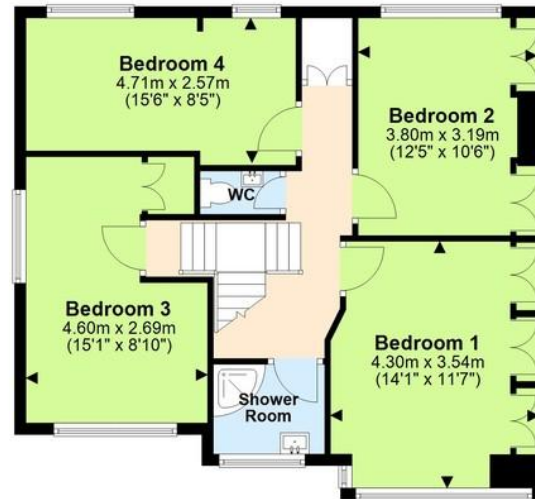




Ground Floor



First Floor



Total area: approx. 174.1 sq. metres (1873.8 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.

Useful Information

Council Tax: £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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk