



42 Victoria Road, Southwick, West Sussex, BN42 4DH

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‘Offers in Excess of’ £500,000 - Freehold

Hyman Hill are delighted to offer for sale this detached family home, built in the late 20th century and ideally positioned on level ground, just off the picturesque Southwick Village Green. This highly convenient location provides easy access to Southwick railway station, local shops and amenities, whilst also falling within the catchment area of the highly regarded Shoreham Academy, which has achieved an 'Outstanding' Ofsted rating.

Offering bright, spacious and well-balanced accommodation throughout, this delightful home is perfectly suited to modern family living.

The ground floor features a generous 17'5 contemporary fitted kitchen/breakfast room, complemented by a useful separate utility room. There is also a spacious ground floor WC which, in the agents' opinion, offers excellent potential to be converted into a full shower room, subject to any necessary consents.

Undoubtedly a standout feature of the property is the impressive, full width 19'10 lounge/diner situated to the rear of the house. This superb living and entertaining space enjoys an abundance of natural light, with bi-fold doors providing a seamless connection to the sunny, southerly aspect rear garden. A useful lean-to style conservatory, accessed directly from the lounge/diner, provides additional versatile space.

To the first floor, there are three generously proportioned double bedrooms together with a well-appointed family bathroom featuring both a bath and separate shower cubicle.

Externally, the property continues to impress. The secluded rear garden enjoys a highly desirable southerly aspect, wrapping around to the western side of the house to take full advantage of the sunshine throughout the day.

A decked seating area immediately adjoins the rear of the property, providing an ideal setting for outdoor dining and relaxation. Beyond, the garden has been thoughtfully arranged with areas of shingle and bark, interspersed with established shrubs, flowering plants and a variety of secluded seating spots. The result is a charming, naturalistic garden with a wonderfully peaceful, almost woodland-like feel, inviting you to explore, unwind and enjoy the surroundings. Further benefits include a garden shed and gated side access, whilst to the front of the property, hardstanding provides off-road parking for two vehicles.

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

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- Detached family home
 - Just off Southwick Village Green
 - Three double first floor bedrooms
 - 17'5 modern fitted kitchen/b'fast room
 - 19'10 south facing lounge/diner
 - Ground floor WC & utility room
 - Southerly aspect rear garden
 - Easy reach of shops, station & amenities

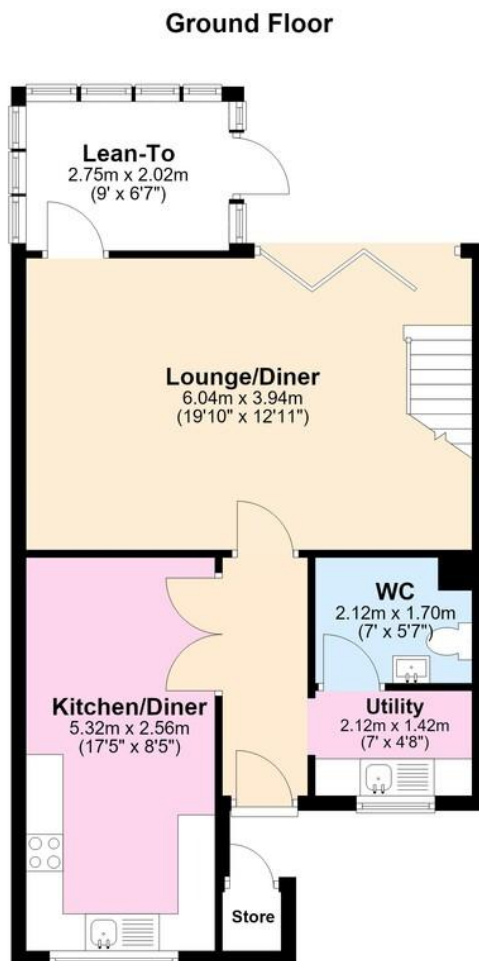












Total area: approx. 99.5 sq. metres (1071.3 sq. feet)

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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D -£2,420.25 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.

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