Hyman Hill
Estate & Letting Agent

4 Roman Crescent, Southwick, West Sussex, BN42 4TY

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£1,200,000 - Freehold

A rare opportunity has arisen to acquire this imposing mid-19th-century Victorian villa, occupying a prominent position within one of Southwick's premier residential roads, just moments from Southwick Village Green. Offered for sale for the first time since 1980, this substantial and much-loved family home, having been extended by the current vendor, combines impressive proportions, versatile accommodation and a wealth of period character, together with a magnificent southerly rear garden, extensive parking and garaging.

Set on level ground in this highly convenient location, the property is within easy reach of the comprehensive amenities of Southwick Square, Southwick railway station and regular bus services. Families are also well catered for, with a variety of local schools nearby, including the highly regarded Shoreham Academy.

The generous ground-floor accommodation is particularly impressive. A superb 25' dual-aspect lounge provides a wonderful space for entertaining and features glazed double doors opening into a second reception room, from where a southerly aspect can be enjoyed across the rear garden. There is also a stunning 19'4 bay-fronted dining room, ideal for family gatherings and more formal entertaining.

At the heart of the home is the spacious 17'5 fitted kitchen/breakfast room, providing plenty of room for everyday family life and benefiting from access to a deep larder cupboard. A separate utility room and ground-floor WC complete the accommodation on this level.

The sense of space continues upstairs, where the first floor provides five bedrooms. Four are generous double rooms, including the principal bedroom which benefits from a contemporary en-suite bathroom incorporating both a bath and a spacious separate shower enclosure. The fifth bedroom is a single room and would lend itself equally well to use as a nursery, study or dedicated home office. A contemporary family shower room serves the remaining bedrooms.

Gardens & Garaging

The rear garden is a particular feature of this exceptional home. Extending to approximately 85 feet and enjoying the highly sought-after southerly aspect, it provides a wonderfully private and secluded setting in which to relax and entertain. A full-width patio immediately adjoins the rear of the house, creating an ideal space for outdoor dining, beyond which lies an expanse of lawn complemented by attractive, well-stocked shaped borders.

- Substantial mid 19th century Victorian Villa
- Just off Southwick Village Green
- Sought after premier road on level ground
- Four double bedrooms & study
- Three separate reception rooms
- Superb southerly aspect rear garden
- carriage driveway & triple garage
- No on-going chain

A gate provides access to the front of the property, while a further door leads directly into the extensive garaging.

The frontage is equally impressive, with a sweeping private carriage driveway enhancing the considerable kerb appeal of this handsome period home. The driveway provides off-road parking for numerous vehicles and would be particularly advantageous for anyone requiring space for a motorhome, caravan or boat.

Further enhancing the property is the triple garaging, comprising a double garage with tiled flooring and double doors leading through to an additional single garage – a rare and extremely useful feature.

Offering the space and flexibility increasingly difficult to find, this remarkable period residence represents an ideal opportunity for a growing family looking to upsize and establish themselves in one of Southwick's most desirable settings.

After being cherished by the same owners for more than four decades, the property is now ready for a new family to begin its next chapter. An internal viewing is highly recommended to fully appreciate the scale, character and versatility of this very special home.

Location

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.

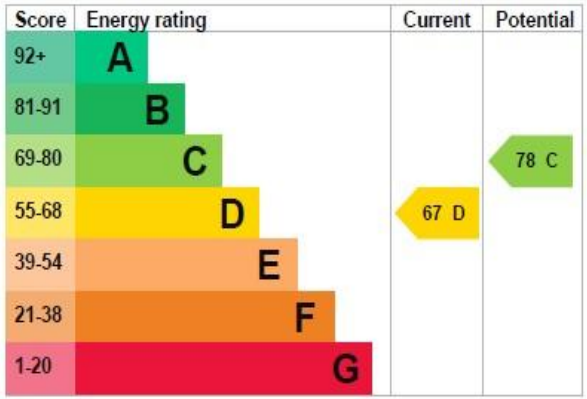
Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

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.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

Total area: approx. 229.1 sq. metres (2465.8 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 liabilitity 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

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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