

Hyman
Estate & Letting



Hill
Agent



71 The Crescent, Southwick, West Sussex, BN42 4LB

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‘Offers in Excess of’ £450,000

Hyman Hill are delighted to offer for sale this attractive semi-detached family home, ideally situated in a highly sought-after level ground residential location, within easy reach of local shopping facilities, the mainline railway station and the highly regarded Shoreham Academy Secondary School, renowned for its 'Outstanding' Ofsted rating.

Offering an exciting opportunity for buyers looking to create their ideal family home, the property now requires comprehensive modernisation throughout but boasts tremendous scope for improvement and enlargement, subject to the necessary planning consents, as demonstrated by a number of neighbouring properties.

The well-proportioned accommodation comprises a welcoming bay-fronted lounge, a separate dining room positioned to the rear with views over and direct access to the rear garden, together with a fitted kitchen benefiting from a useful recessed larder cupboard. To the first floor are three generously sized bedrooms and a family bathroom.

Externally, the property enjoys a delightful rear garden measuring approximately 75 feet in length, being predominantly laid to lawn and complemented by a variety of mature flower, shrub and tree borders, creating a wonderful outdoor space for families and keen gardeners alike.

To the front, a private driveway provides ample off-road parking and leads to a garage.

With its excellent location, generous plot, outstanding potential and scope to extend (subject to the necessary planning consents), this is a rare opportunity for purchasers seeking a rewarding project to modernise and personalise to their own taste and specification. Early viewing is highly recommended.

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 Coast Liner service runs along the coast road, offering further convenient travel options.

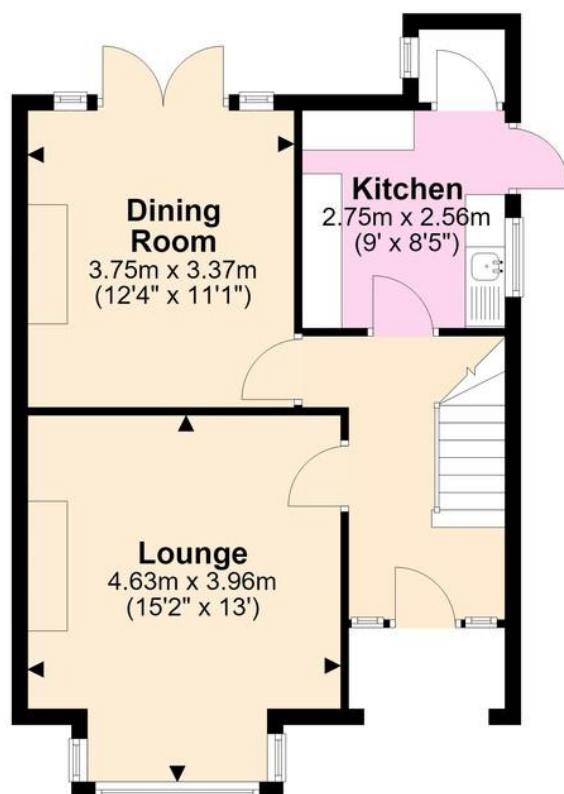
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- Semi detached family home
 - In need of modernisation throughout
 - Three good sized bedrooms
 - Two separate reception rooms
 - Approx 75' mature rear garden
 - Private drive to garage
 - No on-going chain
 - Shoreham Academy catchment



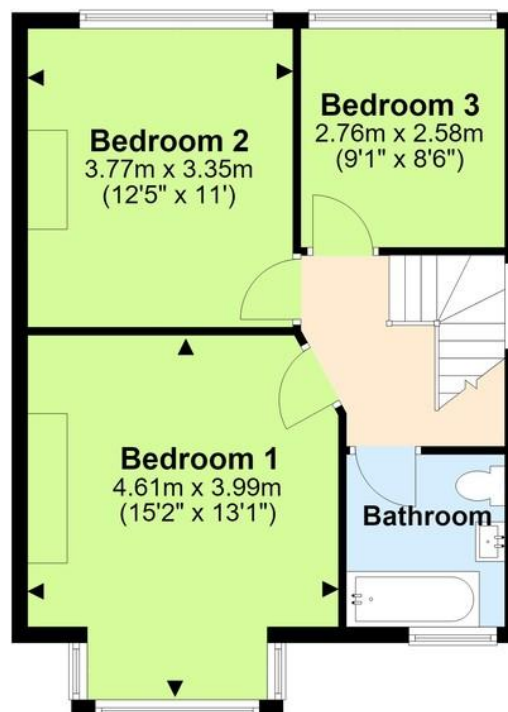




Ground Floor



First Floor



Total area: approx. 96.4 sq. metres (1038.0 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.

Useful Information

Council Tax: Band C – £2,253.63 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 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk