

Hyman
Estate & Letting



Hill
Agent



5 Kingston Lane, Southwick, West Sussex, BN42 4SJ

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‘Offers in Excess of’ £600,000 - Freehold

A rare opportunity to acquire this substantial detached bungalow, occupying a generous plot in a sought-after, level-ground location within easy reach of local shops, amenities, and excellent transport links. Perfect for those seeking the ease of single-storey living or downsizing without compromise, the property also falls within the catchment area for the highly regarded Shoreham Academy, rated 'Outstanding' by Ofsted. In addition, the sizeable loft presents excellent scope for conversion (STNC), offering the potential to create further living accommodation and making this an appealing proposition for growing families alike.

This attractive home offers spacious and versatile accommodation throughout, comprising three double bedrooms, two of which benefit from contemporary en-suite shower rooms. The impressive 22'7" dual-aspect lounge enjoys a bay-fronted aspect and provides an excellent space for relaxing and entertaining, whilst a separate dining room leads through to the well-appointed 17'8" fitted kitchen. Further accommodation includes a modern family bath/shower room and a conservatory overlooking the rear garden.

Outside, the property continues to impress. The delightful rear garden is predominantly laid to lawn and beautifully stocked with a variety of mature flowers, shrubs and established planting, creating a tranquil setting. To the front, a deep carriage driveway provides extensive off-road parking for

numerous vehicles and leads to the 17' garage, complete with a motorised door.

Offered for sale with no onward chain, this exceptional bungalow presents a rare opportunity in a sought-after location. An internal viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

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.

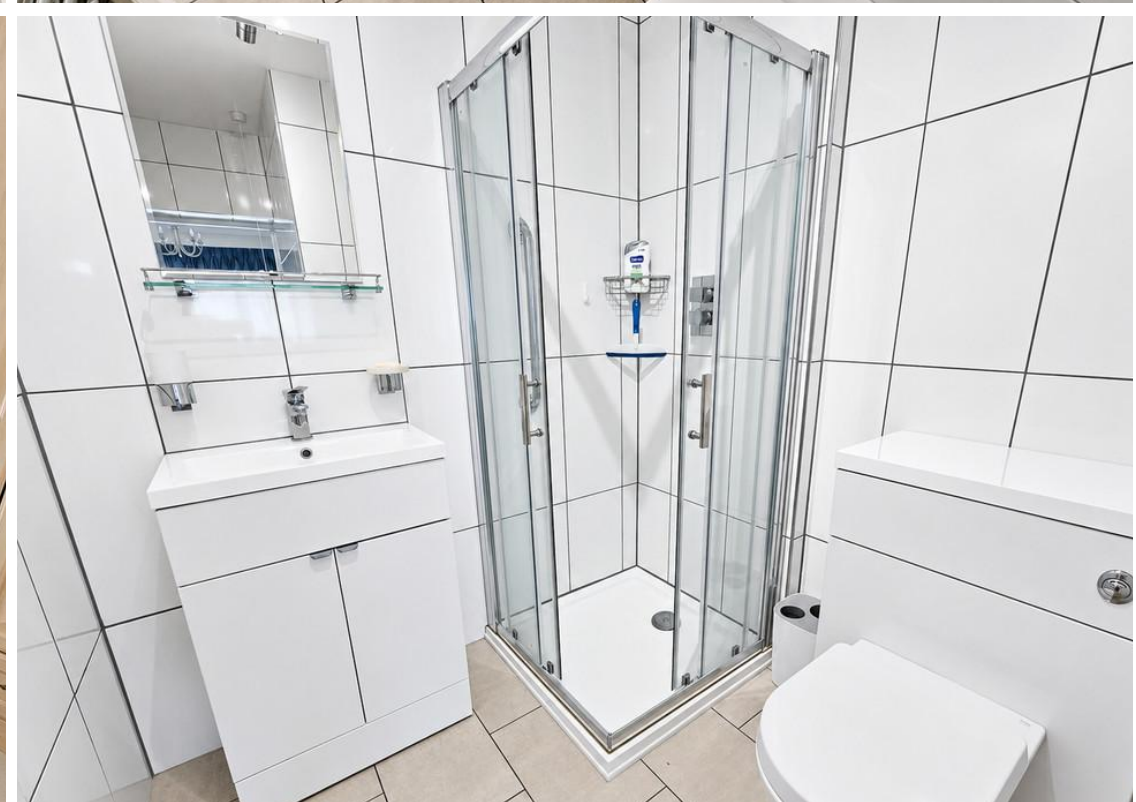
Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

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.

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- Extended & detached bungalow
 - Highly popular level ground, convenient location
 - Three double bedrooms (two with en-suite)
 - 22'7 bay fronted lounge
 - Dining room leading to 17'8 fitted kitchen
 - 17'5 contemporary family bathroom
 - Private carriage driveway & garage
 - No on-going chain











Ground Floor



Total area: approx. 143.7 sq. metres (1546.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D
£2,535.33 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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