



## The Crescent

Southwick

Guide Price £575,000 – £625,000



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Well-positioned on a quiet road, close to the amenities of Southwick Square and Southwick train station, a FOUR BEDROOM SEMI DETACHED HOUSE with a SOUTH FACING GARDEN and a GARAGE; sold with NO ONWARD CHAIN.

Set across three floors, this semi-detached home benefits from a two storey extension to the rear and a loft conversion, offering plenty of space for family living. The ground floor includes a bright living room, separate dining room and fitted kitchen, downstairs WC and useful built-in storage.

Upstairs, the first floor offers three good-sized double bedrooms and a family bathroom with wet-room shower, with the top floor adding a fourth double bedroom to complete the accommodation.

To the rear, is a spacious south-facing garden, accessed directly from the dining room, with side access to an adjoining twitten. It features a beautiful lawn, well-established flowers and planting, and a terrace area with a wall-fixed waterproof canopy, that works perfectly for outdoor dining or relaxing in the sun.

The property also has the added benefit of a private driveway and a large garage, with electric door, attached to the house; the rear of which has been converted to a handy utility room, plus a green house attached to the outside wall.





### **In The Local Area**

Only a short walk from your door, Southwick Green offers plenty of green open space with its cricket pitch and children's play area. On the south-end, The Crescent joins Manor Hall Road that has a large recreation ground and sports facilities; including Southwick Football Club, and indoor and outdoor bowling clubs. There is also the reputable Eastbrook Primary Academy. Southwick Square and Manor Hall Road both offer a wide variety of local shops and amenities; including the medical centre, library, and an active community centre which also has a pre-school and theatre.

The Holmbush Centre is also within easy reach, as well as the shops, cafes and restaurants of Shoreham Village. The property is also walking distance to the beach which has a popular yacht club, and nearby to the South Downs. The A270 Old Shoreham Road and good local bus and train services provide convenient links to Brighton, Hove, Worthing, Southwick, and London, and popular local schools including Busy Bees Pre-School, Glebe Primary School, and Shoreham Academy.



### **Further Information**

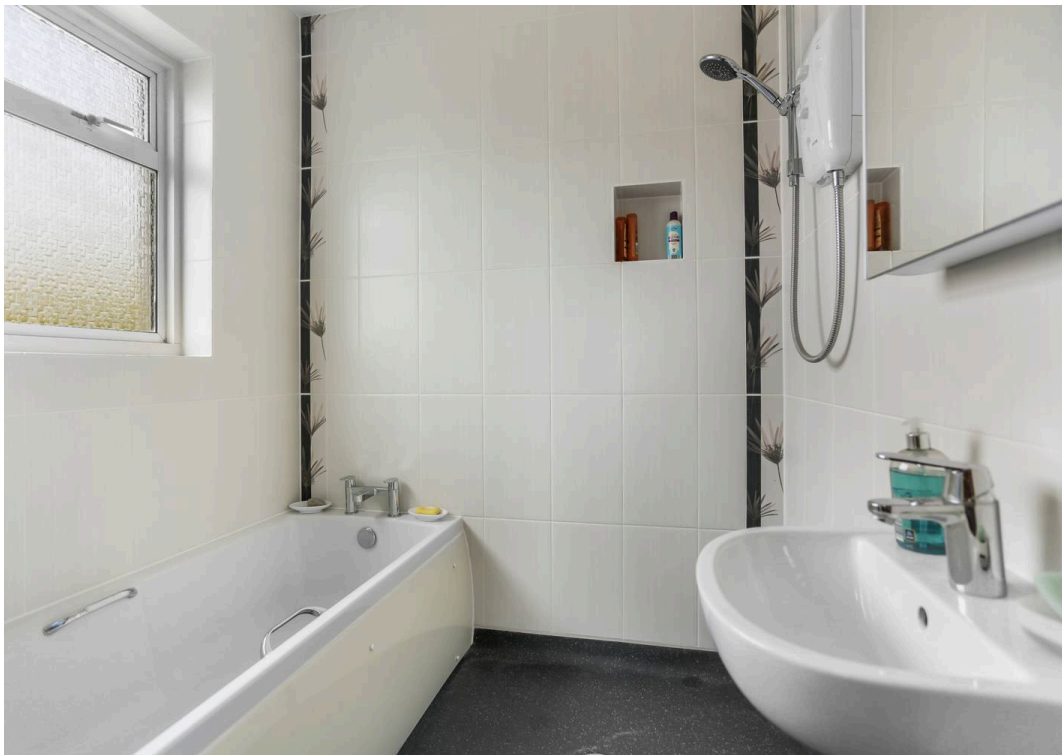
**Parking:** The property has a garage and driveway parking.

Currently, the property is in Council Tax band D, which was charged at £2,535.33 for 2026/27. EPC rating - D

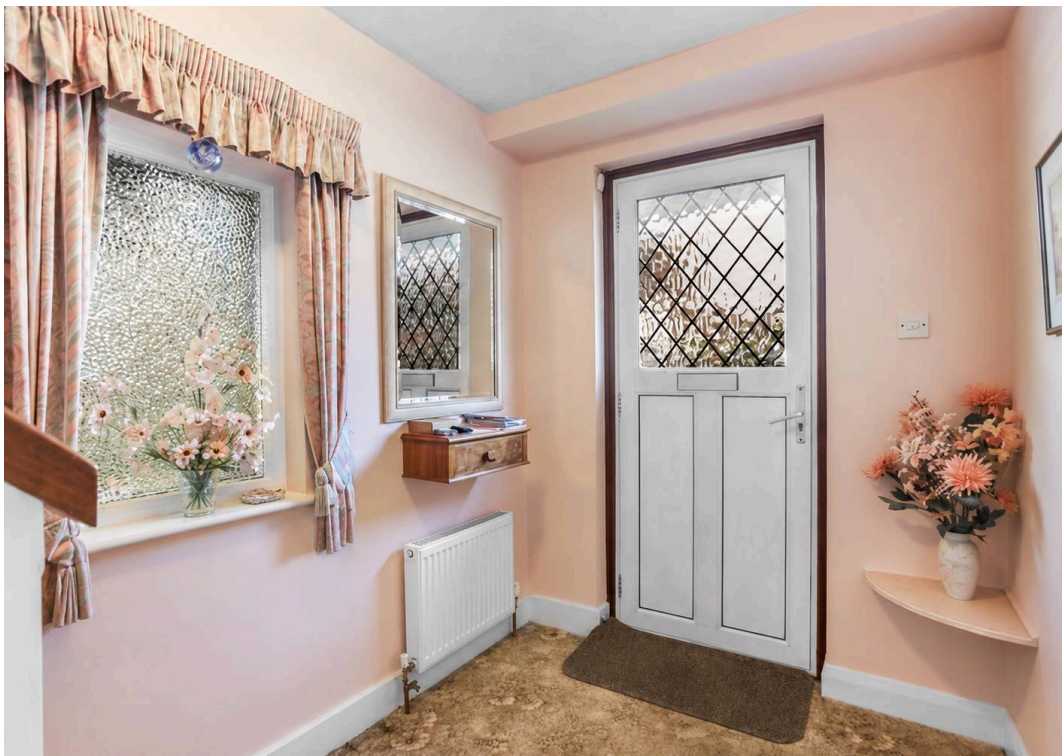
**Broadband & Mobile Phone Coverage -** Prospective buyers should check the Ofcom Checker website.

**Planning Permissions -** Please check the local authority website for any planning permissions that may affect this property or properties close by.

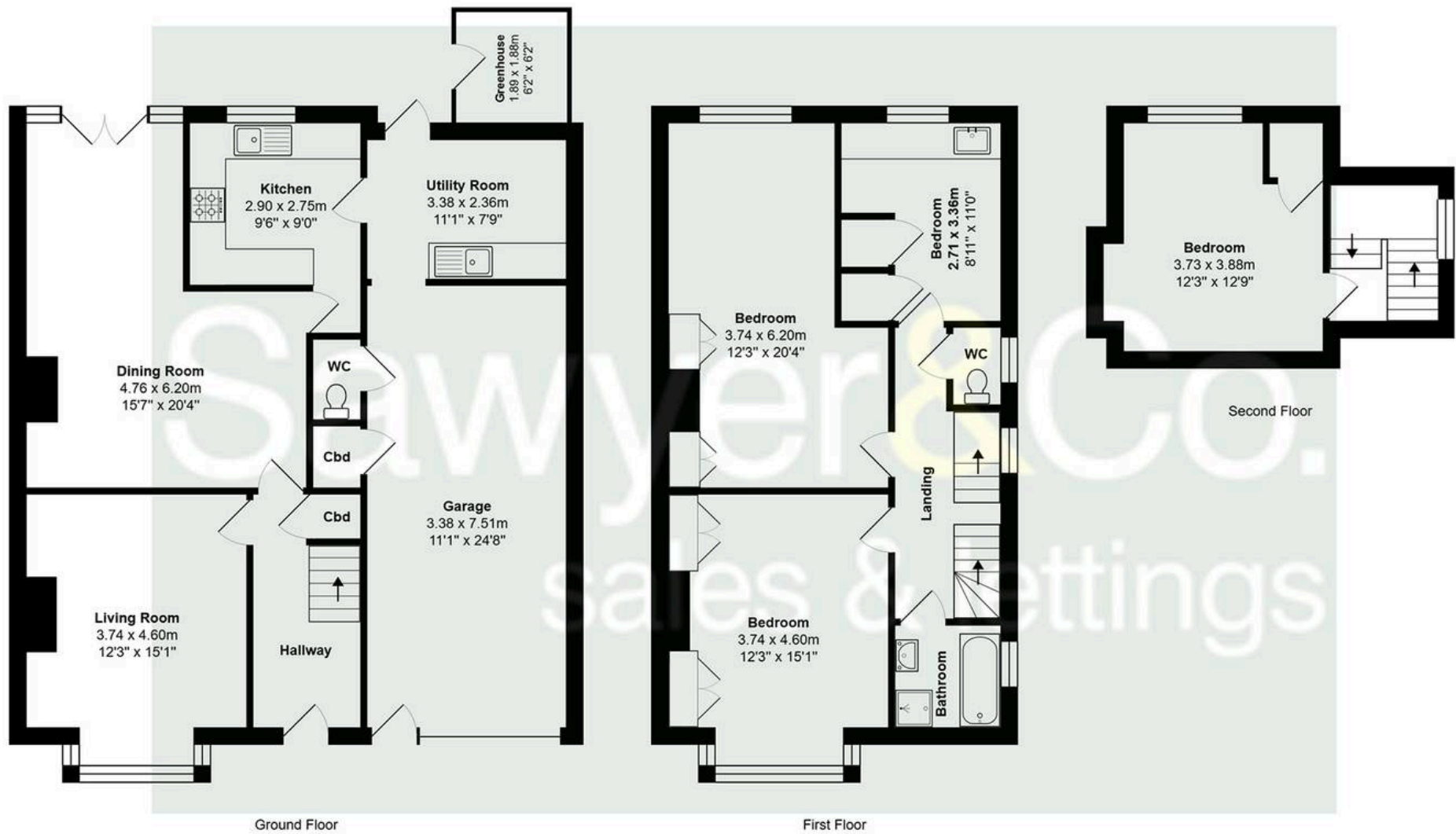
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 172.1 m<sup>2</sup> ... 1853 ft<sup>2</sup> (excluding greenhouse)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.