

Hyman



Hill

Estate & Letting

Agent

317 Albion Street, Southwick, West Sussex, BN42 4AT

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£535,000 - Freehold

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Hyman Hill are delighted to present this beautifully extended and much improved family home, enviably positioned along Southwick's sought-after coast road, enjoying breathtaking, uninterrupted views across Shoreham Harbour and out to sea beyond.

This exceptional property has been thoughtfully enhanced by the current owners to create a stylish living space, perfectly suited to modern family life. Ideally located on level ground, it offers convenient access to local shops, excellent transport links including the nearby railway station, and falls within the highly regarded catchment area for Shoreham Academy, proudly rated 'Outstanding' by Ofsted.

The heart of the home is a truly impressive open-plan living space extending to an overall length of 36'3. The bay-fronted lounge enjoys captivating harbour views and boasts a charming log-burning stove, creating a warm and inviting atmosphere. This flows seamlessly into a generous dining area and onwards into a stunning full-width kitchen, designed with both style and functionality in mind. Featuring sleek contemporary units, a breakfast bar, skylight, and striking triple-panel patio doors, this space is flooded with natural light and opens beautifully onto the rear garden—perfect for entertaining and everyday living alike.

A well-appointed utility room, accessible from both the kitchen and entrance hall, adds practicality and also provides access to a convenient ground floor WC.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, courtesy of the double-storey rear extension. The principal bedroom, with its bay-fronted window, enjoys truly spectacular views—an idyllic spot to relax while watching the boats glide into the harbour. Completing the first floor are a contemporary shower room and a stylish family bathroom, both finished to a high standard.

Externally, the landscaped rear garden offers a wonderful blend of lawn and patio areas, complemented by attractive raised planters ideal for flowers or home-grown produce. To the rear, a garden room (14'9) provides excellent additional space, perfectly suited for use as a home office, gym, or studio. There is also hardstanding to the rear affording off-road parking for one vehicle. Side access further enhances the practicality of this superb home.

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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- Extended family home
  - Three double bedrooms
    - Two bathrooms
  - Stunning 36'3 open plan lounge/kitchen/diner
  - Utility room + ground floor WC
  - Very well presented throughout
  - Lovely rear garden & off road parking to rear
    - 14'9 garden room



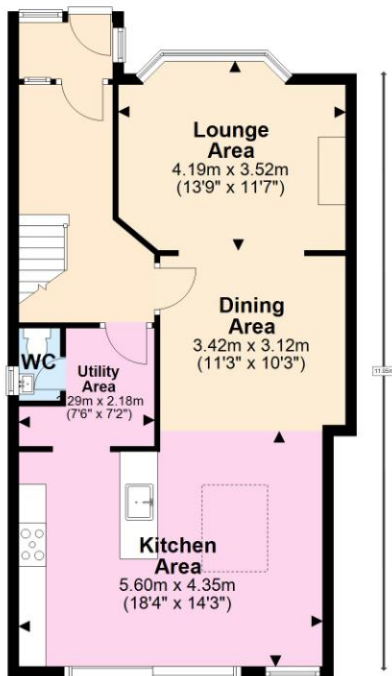




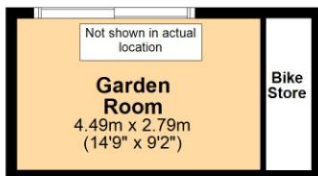
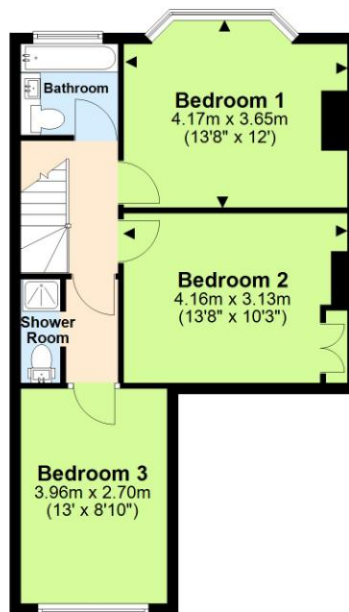




## Ground Floor



## First Floor



Total area: approx. 116.4 sq. metres (1252.7 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             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax:** Band C - £2,253.63 per annum (2025/2026)

**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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