



Plot 3, Pipit Mews, Southwick, West Sussex, BN42 4BZ

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## 'Offers in Excess' of £499,000 - Freehold

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An exciting opportunity to purchase one of just a few remaining newly constructed homes at Pipit Mews. Positioned on level ground within a newly created close, this attractive development is ideally located within easy reach of local shops and amenities, Southwick railway station, and falls within the highly sought-after Shoreham Academy catchment area.

This delightful family home is ready for immediate occupation. The Amberley design perfectly combines comfort, style and practicality, finished to a high specification throughout.

Upon entering, the higher-than-average ceiling height immediately creates a wonderful sense of space and light. The welcoming entrance hall leads to a ground floor WC, a front-aspect lounge, and a spacious contemporary kitchen/dining room to the rear - ideal for modern family living and entertaining.

The stylish kitchen is fully fitted with integrated appliances including a fridge/freezer, oven, combination microwave, induction hob and dishwasher. A washing machine is also included, with plumbing housed within a storage/utility cupboard to maximise kitchen space.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining rooms. Ideal Standard sanitaryware is complemented by elegant Porcelanosa wall and floor tiling.

Karndean flooring is fitted to all ground floor rooms (excluding the living room), while the lounge, stairs, landing and bedrooms are finished with quality Cormar Sensations carpeting. This home is highly energy efficient, boasting a B energy rating and benefiting from an air source heat pump heating system.

Externally, the property enjoys a lovely rear garden with a patio area providing the perfect space for al-fresco dining, leading onto a lawn bordered by planted evergreen shrubs. The home further benefits from two off-road parking spaces and an EV charging point situated to the front elevation of the property.

Built around a sense of community and connection, this unique development offers an ideal setting for convenient and family-friendly living.

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

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- Brand new family home
  - Cul-de-sac position on level ground
  - High specification finish
  - En-suite to master bedroom + family bathroom + GF WC
  - Two parking spaces
  - Easy reach of shops, station & amenities
  - Shoreham Academy catchment
  - EPC B: air source heat pumps & EV point



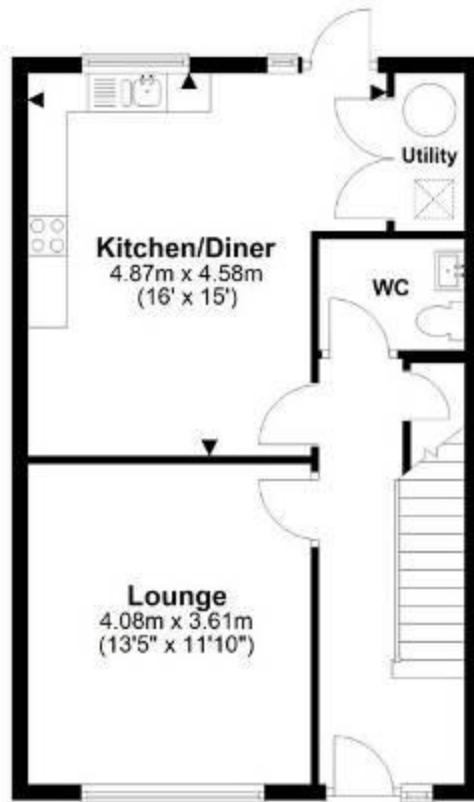




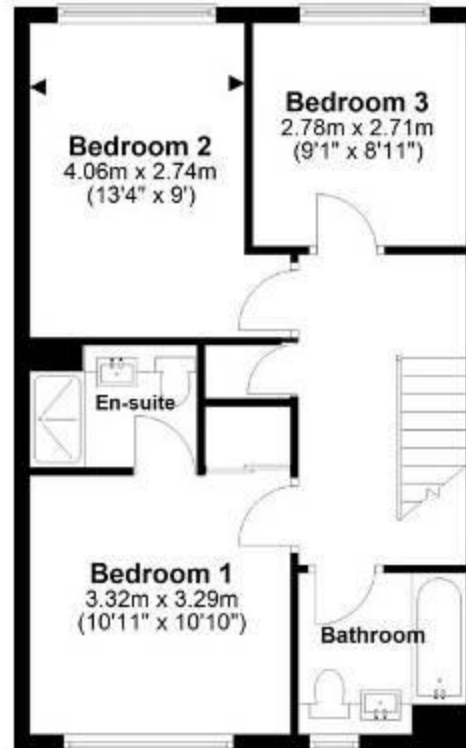




## Ground Floor



## First Floor



Total area: approx. 102.9 sq. metres (1107.6 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band D - £2,420.25 per annum (2025/2026)

**Tenure:** Freehold

**Local Authority:** Adur District Council

**Estate Fee:** £578.91 pa (TBC)  
Contributes to maintenance of communal green areas, roads & drainage – helping to maintain the development in excellent condition.

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

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