

Hyman
Estate & Letting



Hill
Agent



4 Westmount Close, Southwick, West Sussex, BN42 4SR

4 Westmount Close, Southwick, West Sussex, BN42 4SR

“Offers In Excess Off “ £400,000 - Freehold

A rare opportunity to acquire this well-presented three-bedroom family home, quietly tucked away within a small cul-de-sac of just six properties. Ideally situated on level ground, the property enjoys a highly convenient location within easy reach of local shops, amenities and excellent transport links, whilst also falling within the catchment area for the highly regarded Shoreham Academy, rated 'Outstanding' by Ofsted.

Offered to the market with no onward chain, this home offers bright, well proportioned accommodation throughout. The welcoming entrance leads to a spacious 23' dual-aspect lounge/dining room, featuring a bay window to the front and patio doors opening into a triple-aspect conservatory overlooking the garden. The modern fitted kitchen is well-appointed with an excellent range of units and work surfaces.

To the first floor are three bedrooms, including a spacious principal bedroom complete with recessed full-height fitted wardrobes, together with a stylish contemporary family bathroom.

Further benefits include gas fired central heating and double glazing throughout. Outside, the rear garden has been designed with ease of maintenance in mind, enjoying an area of artificial lawn alongside a decked seating area, ideal for outdoor entertaining.

Attractive railway sleeper borders are stocked with a variety of flowers and shrubs, whilst gated side access leads to the front of the property.

The garage has been boarded internally to provide a versatile and useful space, perfect for storage, a home office or hobby room. Should a purchaser wish to reinstate vehicular access, the internal boarding behind the garage door can easily be removed. A private parking space is located directly in front of the garage.

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.

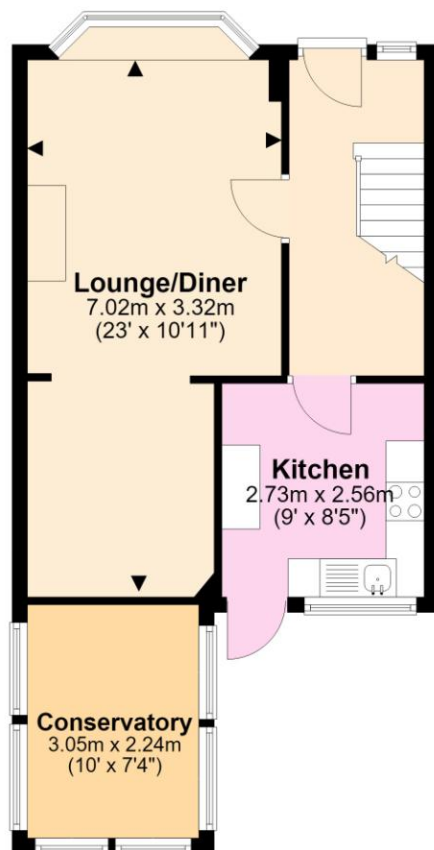
-
- End of terrace family home
 - Three bedrooms
 - Sought after cul-de-sac location
 - Level ground position within easy reach of amenities
 - 23' lounge/diner
 - Modern fitted kitchen & bathroom
 - Garage & off road parking
 - No ongoing chain



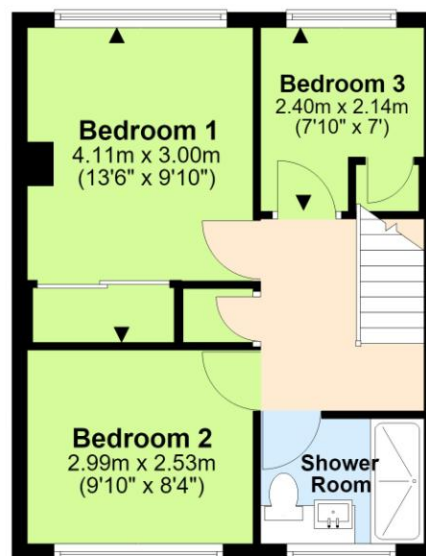




Ground Floor



First Floor



Total area: approx. 78.8 sq. metres (848.7 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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