

Hyman  
Estate & Letting



Hill  
Agent



37 Croft Avenue, Southwick, West Sussex, BN42 4AA

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£799,950 - Freehold

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Situated in the heart of Southwick, within one of the area's most sought-after residential roads, positioned within a cul-de-sac location, Hyman Hill are delighted to offer for sale this attractive and substantially extended semi-detached family home. Having been lovingly maintained by the current owners for nearly 40 years, the property offers generous and versatile accommodation, making it an ideal choice for growing families seeking a long-term home.

The accommodation has been significantly enhanced by a double-storey rear extension and comprises a welcoming dual-aspect bay-fronted dining room, an impressive 25'10 dual-aspect lounge and a spacious 22'10 fitted kitchen/breakfast room, both featuring patio doors that overlook and open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. A convenient ground floor WC completes the ground floor accommodation.

On the first floor there are four well-proportioned bedrooms together with a separate study, which offers excellent flexibility and could easily serve as a fifth bedroom, nursery or home office. Alternatively, with existing plumbing already in place, the study presents an ideal opportunity to create an en-suite bathroom to the principal bedroom. A family bathroom and a large walk-in airing cupboard complete the first-floor accommodation.

The beautifully maintained rear garden is undoubtedly one of the property's standout features. Extending to approximately 90 feet in length, this secluded outdoor space has been thoughtfully landscaped with a generous shaped patio leading onto a level, manicured lawn, all complemented by an abundance of mature trees, shrubs and colourful flower and shrub borders. The garden also provides access to the garage and a useful brick-built workshop. To the front of the property, a long private driveway provides ample

off-road parking for several vehicles and leads to an impressive 24-foot garage.

The location is equally impressive. Situated on level ground, the property offers easy access to an excellent range of local amenities, making it ideal for families and those looking for convenience. At the end of the road is the attractive, tree-lined Southwick Recreation Ground, featuring a children's playground, skate park, two bowling clubs, and the Southwick Leisure Centre with its sports facilities and tennis courts.

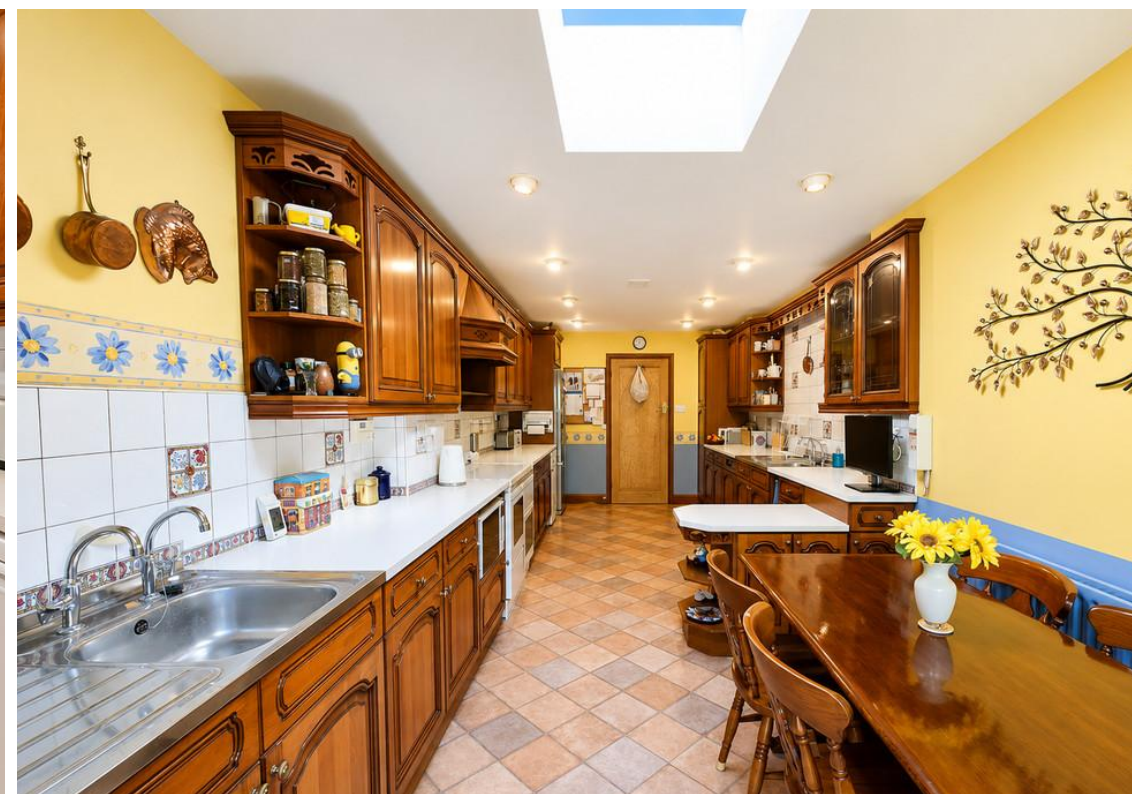
Within approximately a quarter of a mile lies the bustling Southwick Square, home to a variety of independent retailers, cafés and everyday shopping facilities, together with the Manor Practice Doctors Surgery, Southwick Community Centre with its popular café, and The Barn Theatre, which hosts a diverse programme of arts and entertainment throughout the year.

Commuters are equally well catered for, with Southwick railway station just a five-minute walk away, providing regular services to Brighton, Worthing and London. The area also benefits from frequent bus services and excellent road links to neighbouring Shoreham-by-Sea, Brighton and the wider South Coast.

Falling within the highly sought-after Shoreham Academy catchment area, renowned for its 'Outstanding' Ofsted rating, this exceptional family home combines spacious accommodation, a prime location and wonderful outdoor space.

Properties of this calibre and in such a desirable position rarely become available, and an internal viewing is therefore highly recommended.

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- Attractive & extended semi detached family home
    - Four good sized bedrooms + study/bed 5
      - Extended 25'10 lounge/diner
    - Extended 22'10 fitted kitchen/breakfast room
  - Separate bay fronted dining room
    - Stunning 90' rear garden
  - Highly sought after, level ground cul-de-sac position
    - Easy reach of shops, station & amenities



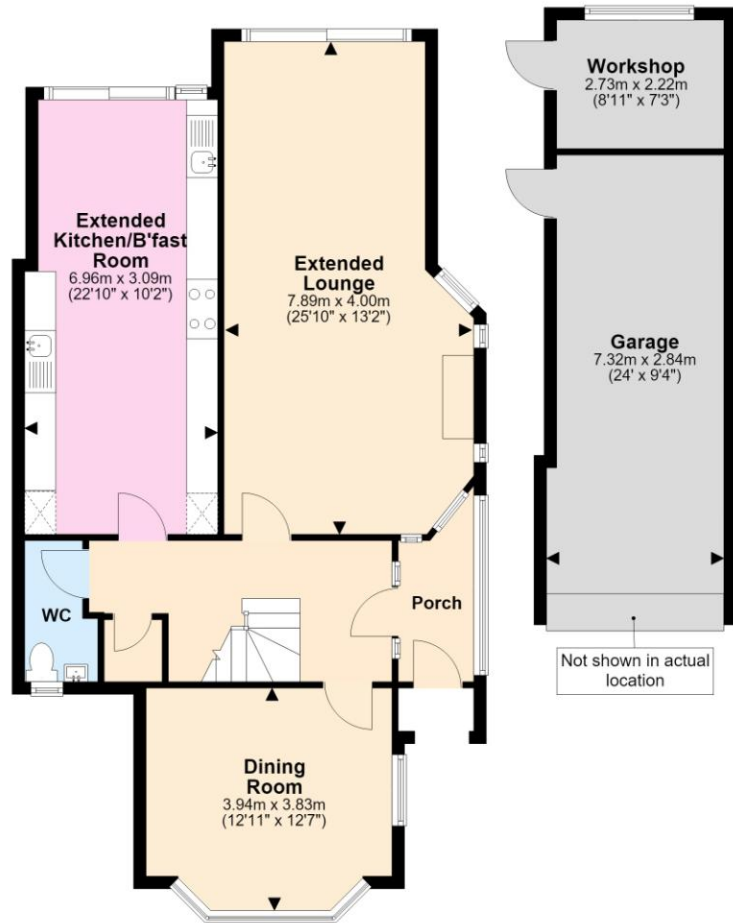








## Ground Floor



## First Floor



Total area: approx. 154.1 sq. metres (1658.8 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.

## Useful Information

**Council Tax:** Band E - £3,098.74 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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