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Estate & Letting



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60 The Gardens, Southwick, West Sussex, BN42 4AN

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## 'Offers in Excess' of £375,000

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Occupying a generous corner plot on level ground, this spacious family home is ideally situated within easy reach of local shops, amenities and the railway station, whilst also falling within the catchment area of the highly sought-after Shoreham Academy High School, renowned for its 'Outstanding' Ofsted rating.

The well-proportioned accommodation is arranged over two floors and offers excellent potential for families seeking versatile living space. The ground floor features a spacious lounge which opens directly into a bright south-westerly facing conservatory, creating an ideal space for relaxing or entertaining. A generously sized kitchen/dining room provides ample room for family meals and social gatherings, with access to a separate utility room. A ground floor shower room adds further practicality and convenience.

To the first floor, there are three well-sized double bedrooms together with a family bathroom.

Externally, the property benefits from a sunny south-west facing rear garden with useful side access. To the front, a substantial private driveway provides off-road parking for five or more vehicles and leads to a large workshop/garage, offering excellent storage, hobby space or potential for a variety of uses.

Offered for sale with no ongoing chain, this family home presents a fantastic opportunity to acquire a property with potential. An internal viewing is

strongly recommended to fully appreciate the space, position and potential on offer.

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.

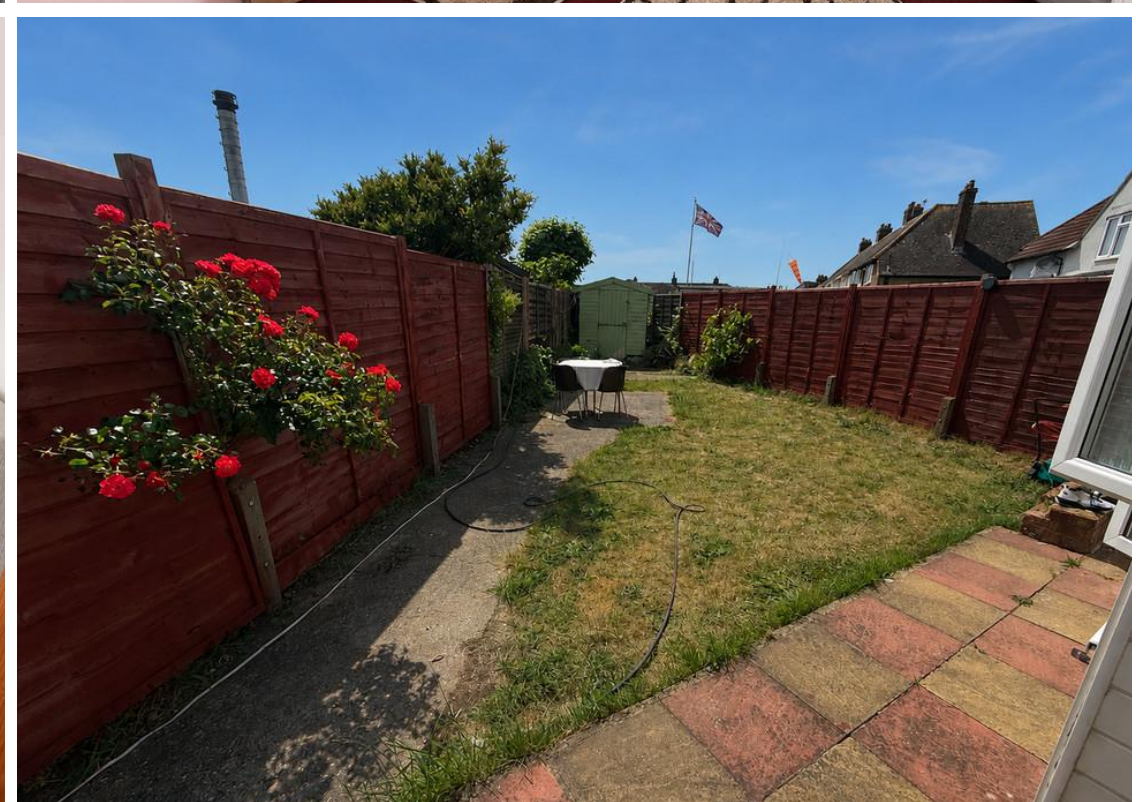
Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

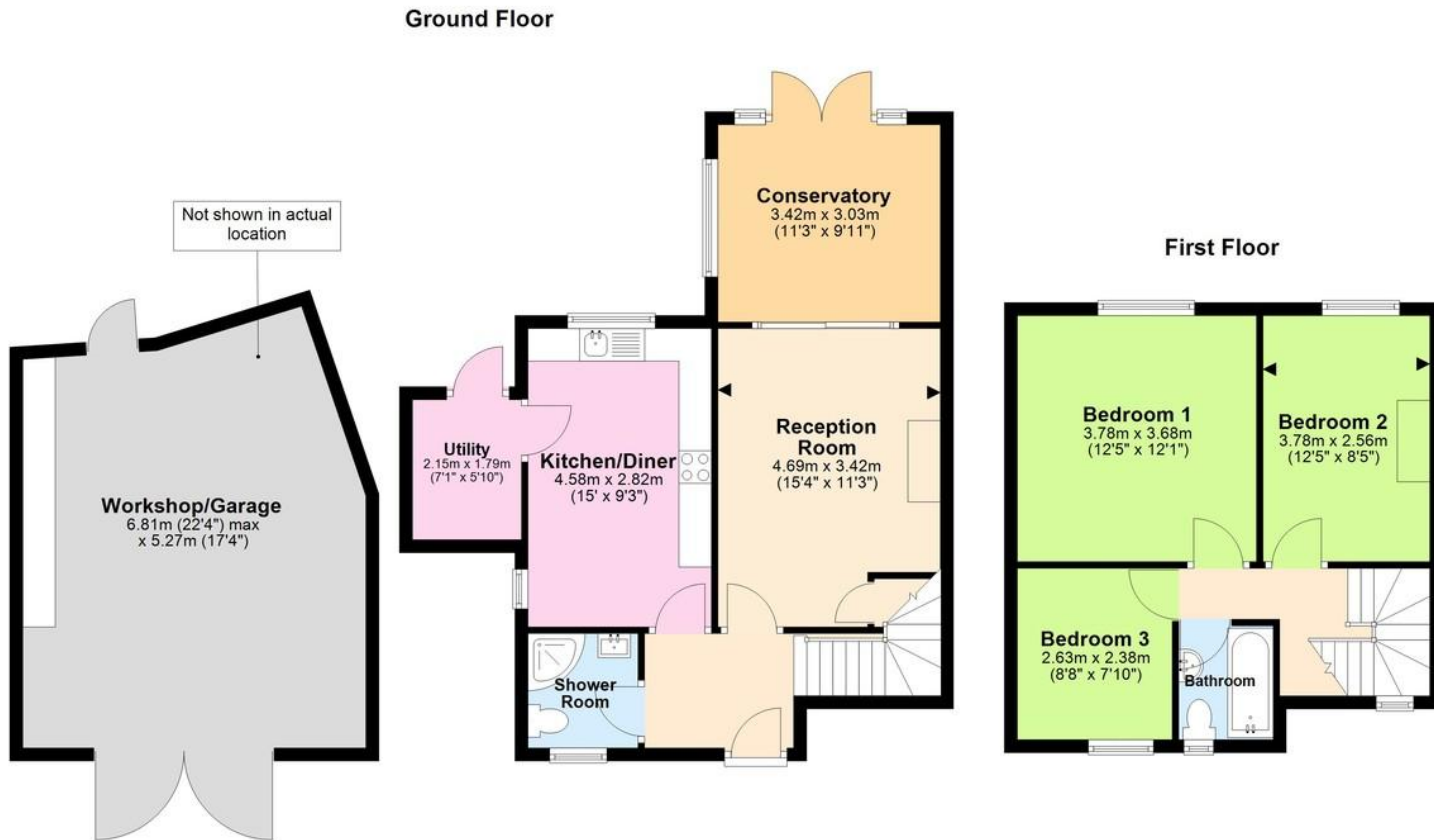
For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Spacious semi detached family home
  - Occupying an enviable corner position
    - Three double bedrooms
  - First floor bathroom & GF shower room
  - Good sized lounge opening into double glazed conservatory
    - 22'4 workshop/garage
  - South westerly rear garden
    - No on-going chain









Total area: approx. 125.2 sq. metres (1347.3 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** B - £1,971.92 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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