

Hyman
Estate & Letting



Hill
Agent

14 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

14 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

'Offers in Excess of' £300,000 - Freehold

Hyman Hill are delighted to present to the market this well-appointed two-bedroom home, conveniently positioned on level ground within easy reach of local amenities, including nearby shops and railway station. The property also benefits from being within the catchment area of the highly regarded Shoreham Academy High School, rated 'Outstanding' by Ofsted.

Well-presented throughout, this lovely home offers an excellent opportunity for first-time buyers, as well as those seeking to downsize. The accommodation is thoughtfully arranged and comprises a cozy separate lounge to the front, while to the rear there is a full-width modern fitted kitchen/dining room, featuring contemporary units and breakfast bar—perfect for both everyday living and entertaining.

To the first floor, there are two bedrooms – the master being full width to the front and a contemporary fitted shower room. Further benefits include double glazing and gas central heating throughout (boiler serviced in March 25), ensuring comfort and efficiency. For further peace of mind, a new electrical consumer unit was installed in February 2025 and all lead water pipes were replaced early 2026.

Externally, the property boasts a generous rear garden enjoying a desirable sunny southerly aspect. Predominantly laid to lawn, the garden is complemented by mature hedge and shrub borders, creating a pleasant and private outdoor space.

Southwick Village Green and Southwick Square are within 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.

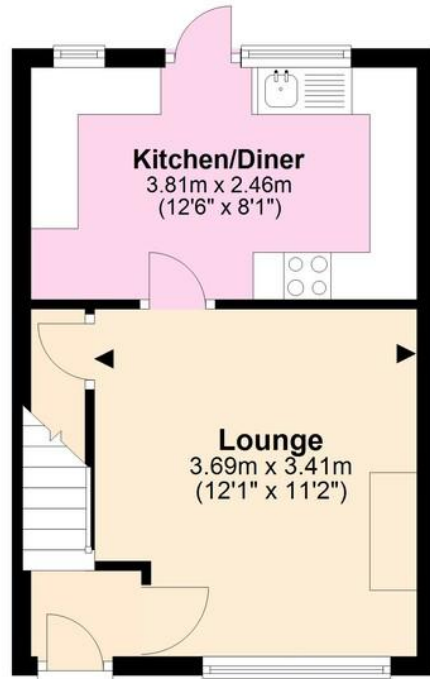
-
- Mid terrace house
 - Two bedrooms
 - Convenient level ground location
 - 14' Modern fitted kitchen/diner
 - Southerly aspect rear garden
 - Double glazing & gas central heating
 - Ideal first purchase / buy to let
 - Shoreham Academy catchment







Ground Floor



First Floor



Total area: approx. 51.8 sq. metres (558.1 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 | | 91 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax: Band B - £1,993.90 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