

Hyman
Estate & Letting



Hill
Agent



54 Roman Way, Southwick, West Sussex, BN42 4TN

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'Offers in Region of' £425,000 - Freehold

An immaculately presented and extended three-bedroom semi-detached family home, ideally positioned within a sought-after cul-de-sac, within easy reach of Southwick Square and the railway station.

This wonderful home offers bright, spacious and deceptively generous accommodation throughout. The ground floor features an impressive 28'8 dual-aspect, bay-fronted lounge/dining room, creating an ideal space for both relaxing and entertaining. There is also a convenient ground floor WC and a modern fitted extended modern fitted kitchen, which provides access to a useful lean-to, offering side access to the garden and direct entry into the garage.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a contemporary fitted shower room, all presented in excellent order.

Further benefits include double glazing and gas central heating throughout, complemented by a recently installed boiler and radiators (2023), ensuring efficiency and peace of mind.

Externally, the property boasts a delightful rear garden enjoying a favoured westerly aspect, perfect for afternoon and evening sun. The garden is thoughtfully arranged with brick-built borders, hosting a variety of mature shrubs and planting, creating a sunny relaxing outdoor space.

The garage is located in a nearby compound, featuring an electric up-and-over door along with a personal side door providing direct access to the property.

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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- Immaculate& extended semi-detached family home
 - Three good sized bedrooms
 - Extended modern fitted kitchen
 - Ground floor WC
 - 28'8 bay fronted lounge/diner
 - Garage with personal door to property
 - Level ground & easy reach of amenities
 - West facing rear garden



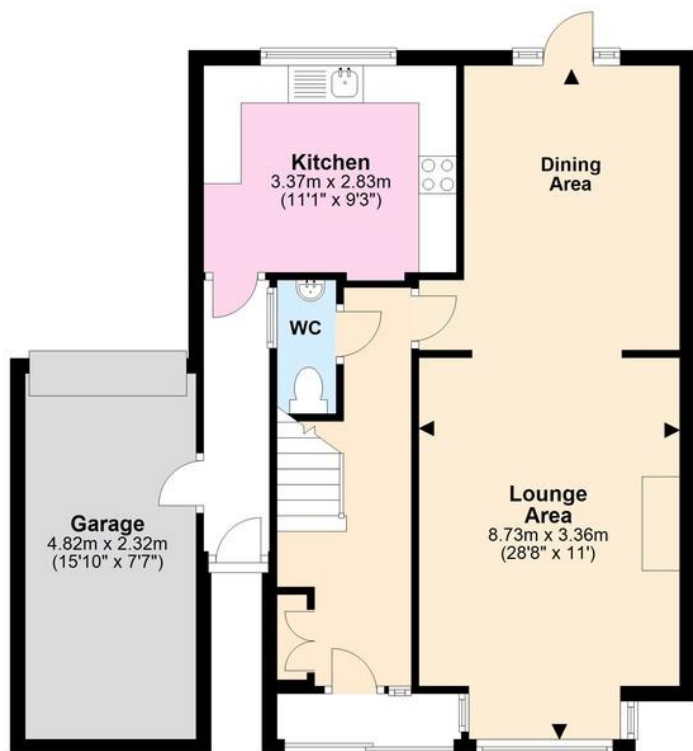




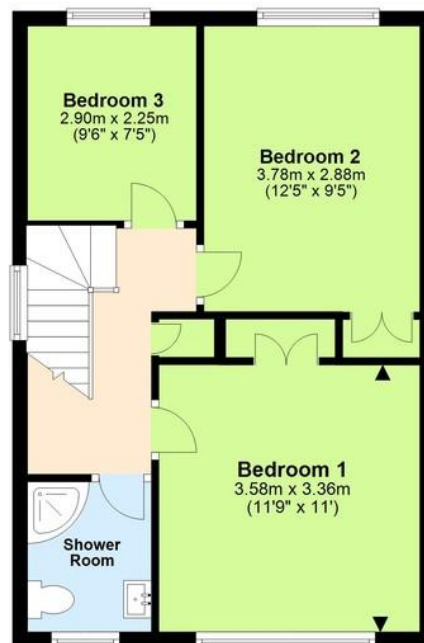




Ground Floor



First Floor



Total area: approx. 95.4 sq. metres (1026.6 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		
69-80	C	74 C	80 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.

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