

Hyman
Estate & Letting



Hill
Agent



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

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£425,000 - Freehold

Hyman Hill are delighted to offer for sale this detached bungalow, occupying a highly sought-after level location south of the Old Shoreham Road, ideally situated within easy reach of Southwick Square's shops, amenities and excellent transport links. Offered with the benefit of no onward chain, this well-maintained home presents an excellent opportunity for those looking to downsize or enjoy single-storey living.

The accommodation is bright and well planned throughout. To the front of the property, the dual-aspect principal bedroom features a bay window and an extensive range of full-height fitted wardrobes with matching bedroom furniture. The second bedroom also benefits from fitted wardrobes. There is a fitted kitchen, shower room and an impressive, triple aspect, full-width 19'9" lounge/dining room to the rear, featuring two bay windows.

Further benefits include double glazing and gas-fired central heating throughout.

Externally, a block-paved driveway provides off-road parking to the front, while a shared driveway leads to the garage, fitted with an electric up-and-over door. The rear garden enjoys a favoured southerly aspect and is predominantly laid to lawn with mature flower and shrub borders, providing an attractive outdoor setting.

Bungalows in this location are always in strong demand, and with its convenient position, well-proportioned accommodation and no onward chain, this property is considered an ideal purchase for those seeking comfortable single-storey living.

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.

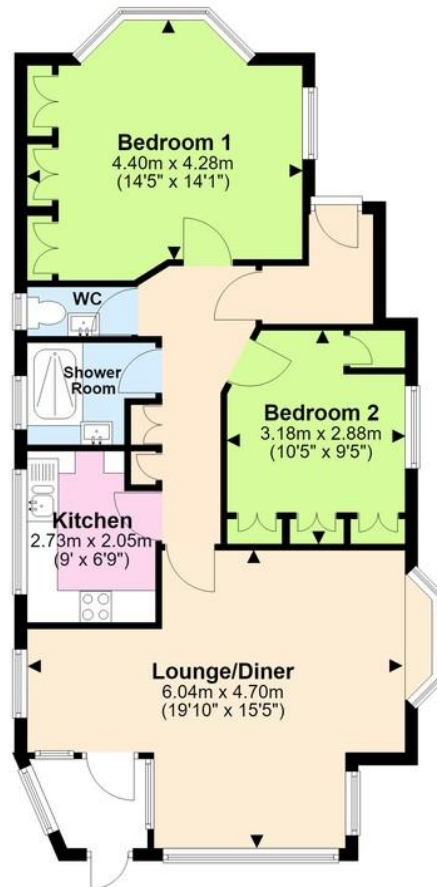
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- Detached bungalow
 - Two double bedrooms
 - Highly popular level ground location
 - 19'9 x 15'5 lounge/diner
 - Lovely southerly aspect rear garden
 - Garage & off road parking
 - Easy reach of shops & amenities
 - No on-going chain







Ground Floor



Total area: approx. 68.4 sq. metres (736.7 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.

Useful Information

Council Tax: Band C -
£2,253.63 (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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