

Hyman

Estate & Letting



Hill

Agent



11 The Crescent, Southwick, West Sussex, BN42 4LB

11 The Crescent, Southwick, West Sussex, BN42 4LB

£650,000 - Freehold

Hyman Hill are delighted to present for sale this well-presented and thoughtfully extended four-bedroom family home, ideally located on a sought-after level-ground road.

Set within easy reach of local amenities, excellent transport links, and within the catchment area of highly regarded Ofsted Outstanding schools, this property offers deceptively spacious and well-proportioned accommodation arranged over three floors.

The ground floor boasts a bright and welcoming 25'6" bay-fronted lounge through to dining area, flowing seamlessly into an impressive extended 'L-shaped' kitchen/sitting room measuring 17' x 16'2". Featuring a vaulted pitched roof with skylights and full-width bi-folding doors, this space truly offers the 'wow' factor, ideal for modern family living and entertaining. A convenient ground floor WC completes the downstairs layout.

Upstairs on the first floor are three bedrooms – two generous doubles and a well-sized single – along with a stylish and contemporary family bathroom. The second floor is home to a superb master suite, offering a peaceful retreat with a walk-in dressing room, en-suite shower room, and a stunning full-height picture window overlooking the rear garden.

Externally, the property enjoys a beautifully maintained rear garden approximately 70 feet in length, mainly laid to lawn with a smart patio area

perfect for al fresco dining. To the front, a private block-paved driveway provides off-road parking and access to the garage.

Internal viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctors' surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

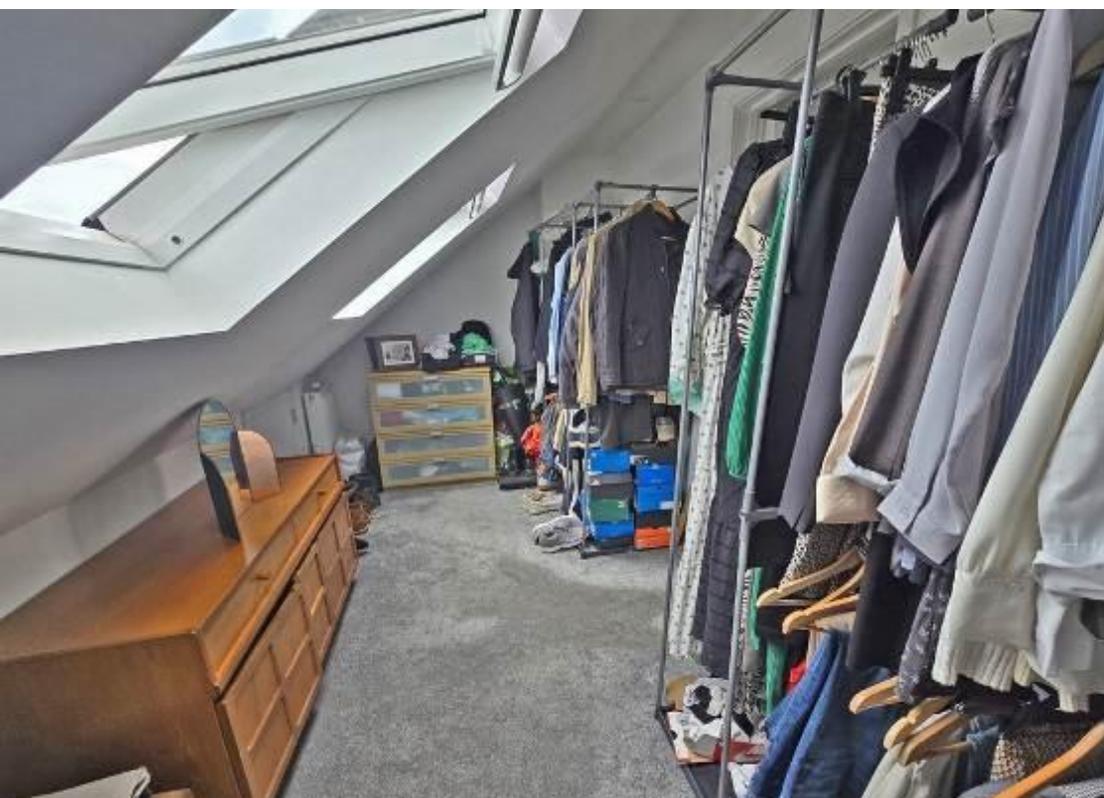
There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside the South Downs are located to the north affording beautiful long walks or bike rides. To the south there is access to Southwick Beach, via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

-
- Extended semi detached family home
 - Highly sought after road in Shoreham Academy catchment
 - Accommodation arranged over three floors
 - Four good sized bedrooms
 - 17' x 16'8 extended open plan kitchen/living area
 - Bay fronted lounge & dining room
 - En-suite to master bedroom
 - Large rear garden













Total area: approx. 144.0 sq. metres (1549.7 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 - £2,151.33 per annum (2025/2026)

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 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk