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Agent



212 Manor Hall Road, Southwick, West Sussex, BN42 4NH

# 212 Manor Hall Road, Southwick, West Sussex, BN42 4NH

## 'Offers in Region of' £475,000 - Freehold

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A fantastic opportunity has arisen to acquire this extended three-bedroom semi-detached home, offered with the significant advantage of planning permission granted for the construction of a detached two-bedroom **house (Application No: AWDM/0055/25)**.

The existing property provides well-presented, deceptively spacious, and highly versatile accommodation. The ground floor features a generous bay-fronted dining/reception room to the front, alongside a stunning 20ft full-width modern fitted kitchen/breakfast room. This flows seamlessly into a separate dual-aspect lounge positioned at the rear, enjoying a desirable southerly aspect, with bi-fold doors opening onto and overlooking the rear garden.

To the first floor, there are three well-proportioned bedrooms and a contemporary fitted family bathroom.

Externally, the property benefits from a beautifully maintained rear garden, predominantly laid to lawn and enjoying a favoured sunny southerly orientation. To the side, a substantial private driveway leads to a spacious detached garage (16'8 x 12') and provides ample off-road parking for approximately four vehicles.

The additional land to the side offers an exceptional development opportunity, with planning permission already in place for a detached two-bedroom dwelling-making this an ideal prospect for multi-generational living, those seeking to live close to family while retaining independence, developers/investors, builders, or buyers seeking income potential.

Southwick Village Green and Southwick Square are within easy reach, 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.

Both Fishersgate & Southwick railway stations are 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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- Extended semi detached house occupying a corner position
  - **Planning consent for a detached two-bedroom house adjacent**
    - Three good sized bedrooms
    - Two separate reception rooms
  - 20' fitted kitchen/b'fast room
  - Well presented throughout
  - Spacious garage & ample off road parking
  - No on-going chain



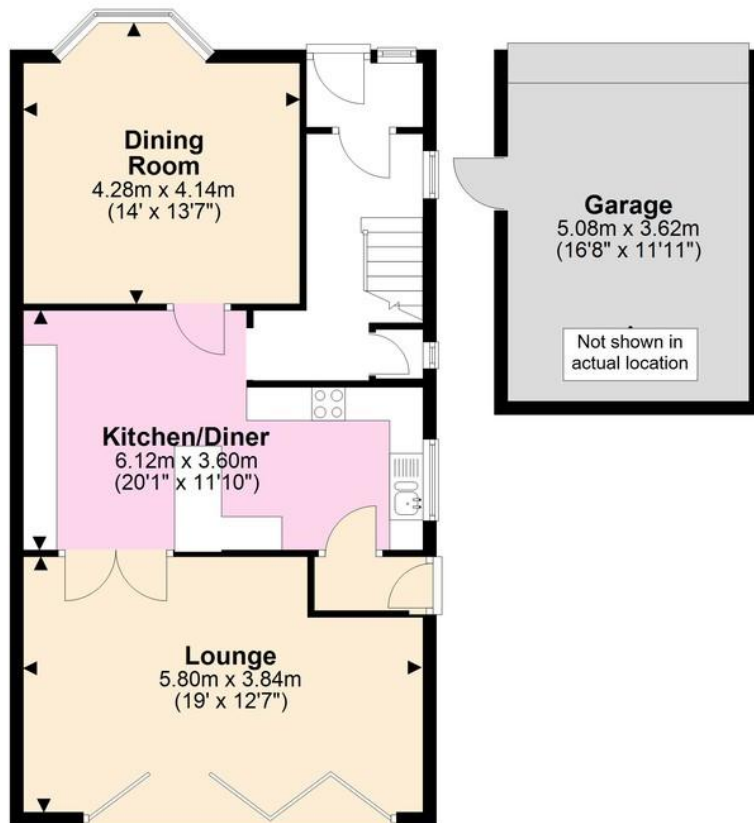




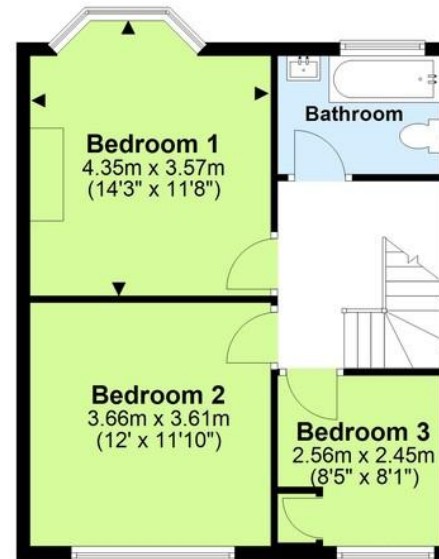




## Ground Floor



## First Floor



Total area: approx. 131.8 sq. metres (1418.4 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 per annum  
(2026/2027)

**Tenure:** Freehold

**Local Authority:** Adur District  
Council

**Hyman Hill**  
Estate & Letting Agent

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

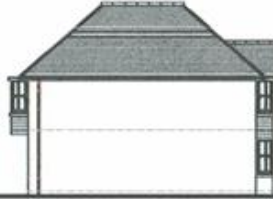
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# Proposed Elevations 1:100 - 212A Manor Hall Road



East facing (front) Elevation

North facing (side) Elevation

South facing (side) Elevation

West facing (rear) Elevation



DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING AS PHOTOGRAPHS MAY BE SUBJECT TO DISTORTION DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECT'S & STRUCTURAL ENGINEER'S CONTRACT DRAWINGS & SPECIFICATIONS. ANY DISCREPANCY MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY THE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING EQUIPMENT. SUBSTITUTE MATERIALS & PRODUCTS TO THOSE SHOWN MUST BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE, AND NOT IN CONFLICT WITH OTHER ELEMENTS.

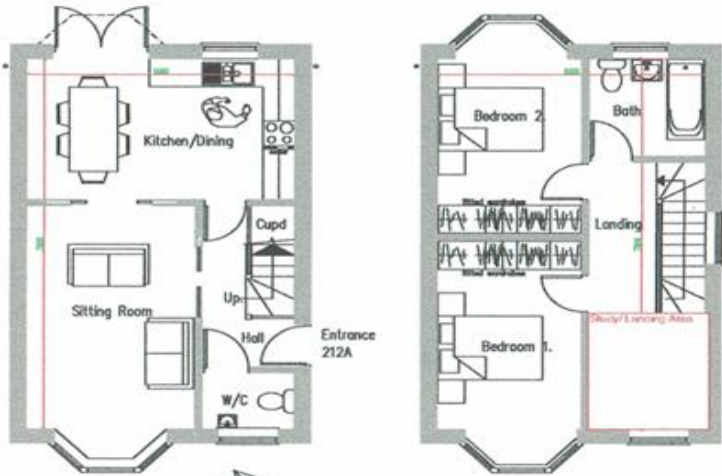
NOTES:  
 MATERIALS:  
 ROOF: Plain concrete tile  
 WALLS: White rendered elevations - cladding  
 WINDOWS & DOORS: UPVC double glazed windows and doors



Location PLAN 1:1250 (as Existing)

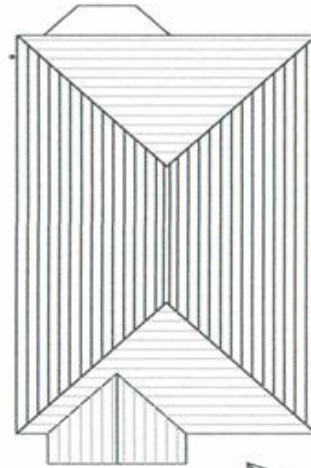
# Proposed 2 bed dwelling - Internal Floor Area - 79m<sup>2</sup>

Rear Garden



Ground Floor Plan - 212A

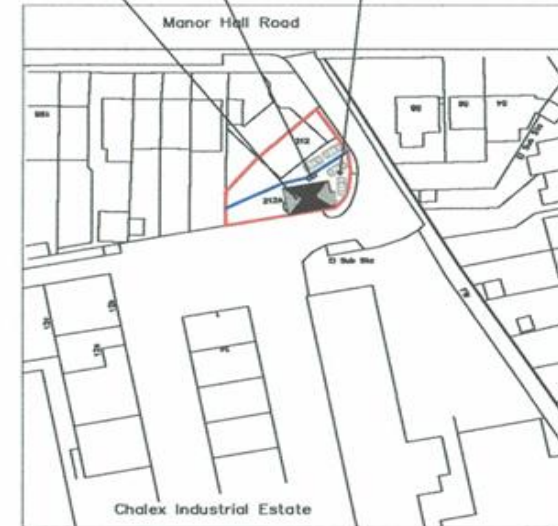
First Floor Plan



Proposed Roof Plan

Cycle Store & Bin store  
 Proposed 1no. House 2 x bedroom

Proposed off street parking for no. 212A



BLOCK PLAN 1:500 (As Proposed)



## Planning Drawing Only

<b>Project:</b> Proposed Development At: Land to south of 212 Manor Hall Road Soulthwick, Brighton East Sussex BN42 4N1	
<b>Drawing title:</b> Plans & Elevations As Proposed Incl. Location & Block Plans	
<b>Client:</b> Gerald Carter	
<b>Copyright of:</b> Architectural & Planning Services 7 Eastingdown Rd Soulthwick, Brighton East Sussex BN42 4ND <b>BJW</b> 01273 441000 01273 441001 e-mail: bjam@bjwarchitectural.co.uk website: bjwarchitectural.co.uk	
<b>Scale:</b> As Shown	<b>Paper size:</b> A1
<b>Date:</b> 3.11.2021	<b>Drawn:</b> BJW
<b>Fig. No.:</b> 01	<b>Rev. No.:</b> 1



# ADUR DISTRICT COUNCIL

## PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

**APPLICATION NUMBER: AWDM/0055/25**

### Details of Development

**ERECTION OF ONE DETACHED TWO STOREY HOUSE**

### Location of Development

**212 MANOR HALL ROAD SOUTHWICK WEST SUSSEX BN42 4NH**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 16th January 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck  
Head of Planning & Development  
01/05/2025