

Hyman
Estate & Letting



Hill
Agent



29 Downland Avenue, Southwick, West Sussex, BN42 4RF

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£525,000 - Freehold

Hyman Hill are delighted to offer for sale this extended and very well presented three double bedroom semi-detached family home, ideally positioned within a highly sought-after residential area and falling within the favoured Shoreham Academy catchment, renowned for its 'Outstanding' Ofsted rating.

This bright and deceptively spacious property is arranged over three floors and has been well maintained by the present vendors. The ground floor features a full-width bay-fronted lounge, complete with a charming feature open fireplace, creating a warm and inviting living space. To the rear, a contemporary fitted kitchen flows seamlessly into an impressive full-width extension, providing a stylish and sociable dining area -perfect for modern family living and entertaining that overlooks and opens onto the rear garden.

The first floor offers two generous double bedrooms alongside a modern family bathroom. A further staircase leads to the top floor, where you'll find the dual-aspect principal bedroom. This impressive space enjoys delightful, elevated chimney-top views towards the sea, as well as views of The Downs to the rear, and is complemented by a contemporary en-suite shower room.

Externally, the property benefits from a well-presented, enclosed rear garden designed for low maintenance enjoyment. To the front, a private block-paved driveway provides off-road parking for multiple vehicles and leads to a garage.

Offered for sale with no onward chain, this wonderful home comes highly recommended for internal viewing to fully appreciate the space, style, and location on offer.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking! There is an independent convenience store located at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station providing coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted. The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

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- Extended semi detached family home
 - Very well presented throughout
 - Three double bedrooms
 - Second floor master bedroom with ensuite
 - 21'9 modern fitted kitchen/diner
 - Bay fronted lounge to front
 - Private driveway to garage
 - No on-going chain











Ground Floor



First Floor



Second Floor



Total area: approx. 119.7 sq. metres (1288.5 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: £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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