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Estate & Letting



Hill
Agent



18 Church Lane, Southwick, West Sussex, BN42 4GD

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'Offers in Excess of' £700,000 - Freehold

A rare opportunity to acquire this immaculate and thoughtfully extended semi-detached family home, situated on the corner of Church Lane and Oldfield Crescent.

Set just moments from Southwick Village Green, this highly sought-after location offers level access to a wide range of amenities including local shops, the railway station and falls within the popular Shoreham Academy catchment area. Positioned directly opposite the historic St Michael & All Angels Church — a beautiful Saxon-constructed landmark — the property enjoys charming and uninterrupted views from the front aspect.

This attractive 1930's bay-fronted home has been modernised and extended to create stylish, contemporary living space finished to an excellent standard throughout.

The ground floor features an impressive 27'7 dual-aspect bay-fronted lounge/diner, flooded with natural light, alongside a stunning 19'5 x 16' extended L-shaped kitchen/breakfast room complete with skylight windows, creating a bright and sociable heart to the home. A useful ground floor utility/shower room provides additional convenience and internal access to the integral garage.

To the first floor are three well-proportioned bedrooms and a modern fitted family bathroom. There is also access to a highly versatile loft area, currently arranged as a cinema room by the present owners.

Externally, the property continues to impress with a beautifully maintained lawned rear garden, stocked with a variety of mature flowers and shrubs. A decked seating area in the rear corner provides the perfect space for alfresco dining and entertaining. To the front, a private block-paved driveway leads to the garage, offering off-road parking for several vehicles.

Offered with no ongoing chain, a viewing is highly recommended to fully appreciate both the quality of this home and its exceptional setting.

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.

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 family home
 - Three good sized bedrooms
 - Immaculate throughout
 - Highly sought after road/location
 - 19'5 x 16' kitchen/breakfast room
 - 27'7 bay fronted lounge/diner
 - Ground floor shower room + first floor bathroom
 - Useable loft area



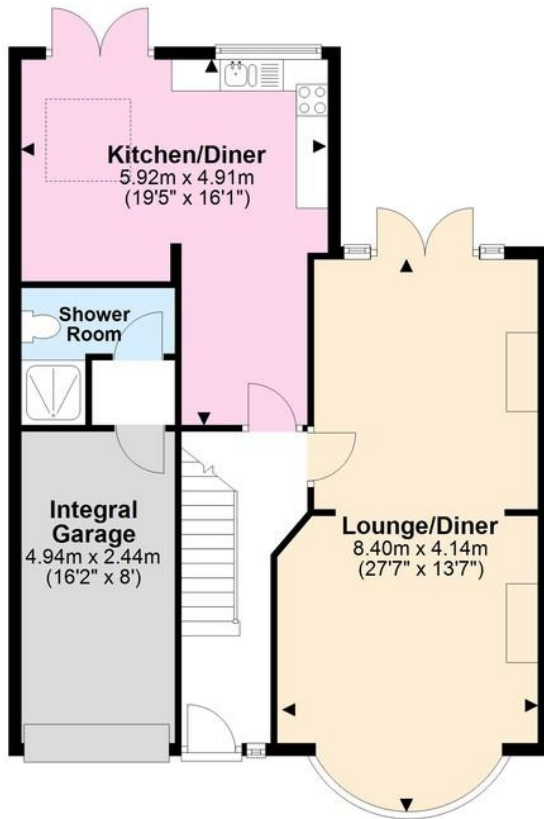




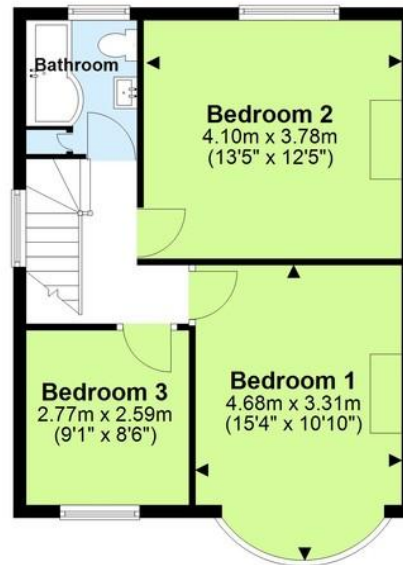




Ground Floor



First Floor



Second Floor



Total area: approx. 137.8 sq. metres (1482.9 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band E -£2,958.08 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.

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