

Hyman

Estate & Letting



Hill

Agent



5a Southview Road, Southwick, West Sussex, BN42 4TW

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'Offers in Excess of' £325,000 - Freehold

Tucked away in a sought-after residential setting just off the ever-popular Southwick Village Green, this charming two double bedroom detached cottage offers a rare opportunity to acquire a well-presented home on level ground and within easy reach of all amenities.

Well presented throughout, the property features an impressive 23'2" open-plan living space, seamlessly combining lounge, kitchen, and dining areas. The contemporary kitchen comes fully fitted with modern units and integrated appliances, creating a stylish and functional hub for everyday living and entertaining. The ground floor also benefits from a modern fitted bathroom.

Upstairs, you'll find two bedrooms and a convenient WC.

Externally, a low-maintenance front patio provides a delightful spot for al fresco dining on sunny days and can also serve as off-road parking if desired.

Offering the perfect blend of charm, convenience, and low-maintenance living, this property is ideal for first-time buyers or downsizers, wishing to take advantage of its excellent position. Early viewing is strongly recommended to fully appreciate all this unique 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, doctor's surgery, library, community centre, community theatre, churches and bus stops.

The Holmbush Shopping Centre which is home to M&S, Tesco's 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.

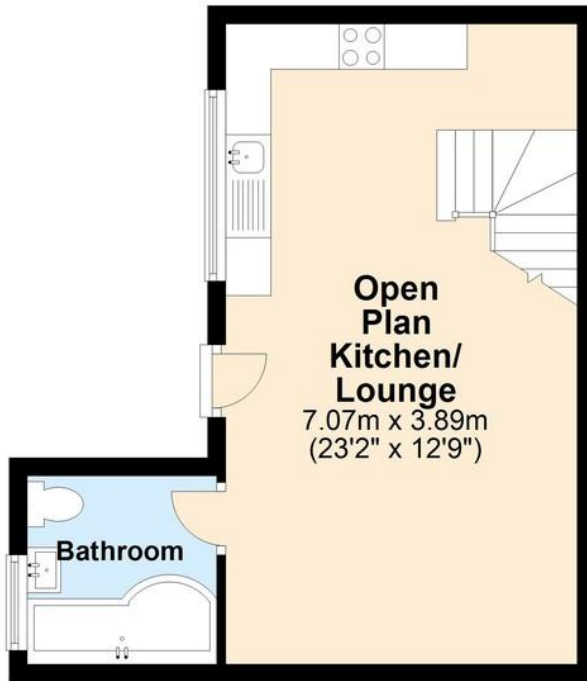
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- Charming detached cottage
 - Two first floor bedrooms
 - Just off Southwick Village Green
 - Very well presented throughout
 - 23' open plan lounge/kitchen/diner
 - Modern fitted kitchen & bathroom
 - Private patio/off road parking
 - No on going chain







Ground Floor



First Floor



Total area: approx. 62.1 sq. metres (668.2 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		91 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £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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