

Hyman
Estate & Letting



Hill
Agent



92 Cross Road, Southwick, West Sussex, BN42 4HJ

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‘Offers in Excess of’ £325,000 - Freehold

This deceptively spacious family home, set on level ground, is ideally positioned within easy reach of shops, amenities, excellent transport links, and within the sought-after catchment area for the ‘Outstanding’ Ofsted-rated Shoreham Academy.

Inside, the property boasts extended accommodation which features to the ground floor, an impressive 18'9" bay-fronted lounge/diner and a full-width 15' fitted kitchen opening into a bright and airy spacious conservatory – perfect for entertaining or relaxing. Upstairs, you'll find two generous double bedrooms, a well-proportioned single bedroom and a modern fitted shower room. The home benefits from double glazing and gas central heating throughout.

Outside, the private rear garden features a patio leading to lawn, framed by mature shrubs and flower borders. The deep frontage offers the potential (STNC) to create off-road parking for several vehicles.

This home is an ideal purchase for first-time buyers, young families, or those looking to downsize. Viewing comes as highly recommended to be appreciated.

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.

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| • Extended family home | • 15' kitchen opening into conservatory |
| • Three good sized bedrooms | • Double glazing & gas central heating |
| • Popular residential location, close to amenities | • Shoreham Academy school catchment |
| • 18'9 bay fronted lounge/diner | • No on-going chain |

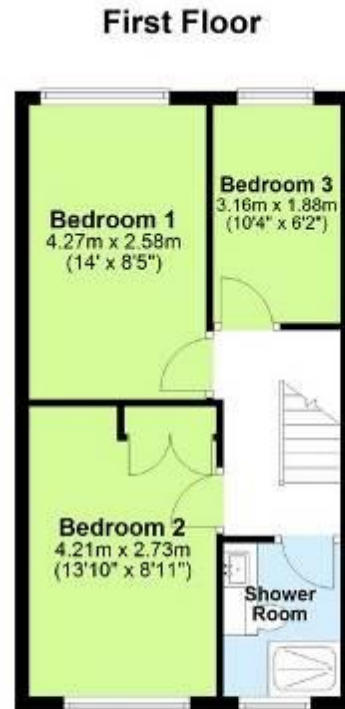
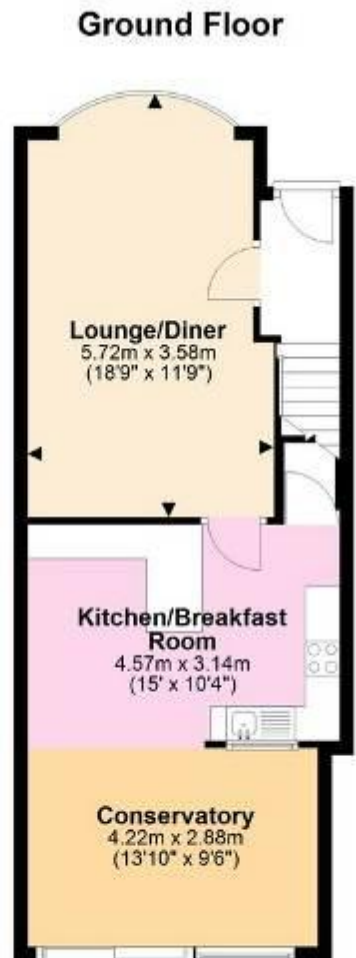












Total area: approx. 90.2 sq. metres (971.3 sq. feet)

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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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