

Hyman  
Estate & Letting



Hill  
Agent



57 The Gardens, Southwick, West Sussex, BN42 4AP



# 57 The Gardens, Southwick, West Sussex, BN42 4AP

## 'Offers In Excess Of £350,00' - Freehold

Hyman Hill are delighted to present this well-maintained three-bedroom family home, ideally positioned on level ground within easy reach of local amenities, Southwick railway station, and situated in the catchment area for the highly sought-after, Ofsted 'Outstanding' Shoreham Academy.

The property offers deceptive accommodation, featuring a spacious 25'9" dual-aspect lounge/diner that leads into a full-width double-glazed lean-to conservatory, providing an excellent extension of the main living space. The kitchen, while compact, is smartly presented with modern units and offers an excellent opportunity for enhancement. As demonstrated by similar properties in the road, there is notable potential—subject to the usual checks—to open the space by removing the wall between the kitchen and dining area, creating a stylish and desirable open-plan layout.

To the first floor, you will find three bedrooms along with a modern family bathroom. The home benefits from double glazing and gas central heating throughout.

Externally, the low-maintenance rear garden, laid to composite decking and enclosed by panel fencing, includes a convenient rear access gate.

A standout feature of this property is the exceptionally large 82' long double garage, positioned at the rear of the plot and offering up-and-

over doors at both ends and centrally. This rare space is ideal for car enthusiasts and offers fantastic potential as a workshop, hobby space, or additional storage.

An internal viewing is highly recommended to fully appreciate the accommodation and unique features on offer.

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.

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- Three bedroom family home
  - Popular level ground location
    - 25'9 lounge/diner
    - 16'7 conservatory
  - Modern fitted kitchen & bathroom
  - Easy reach of shops, station & amenities
    - Shoreham Academy catchment
  - Vendor suited with chain free property









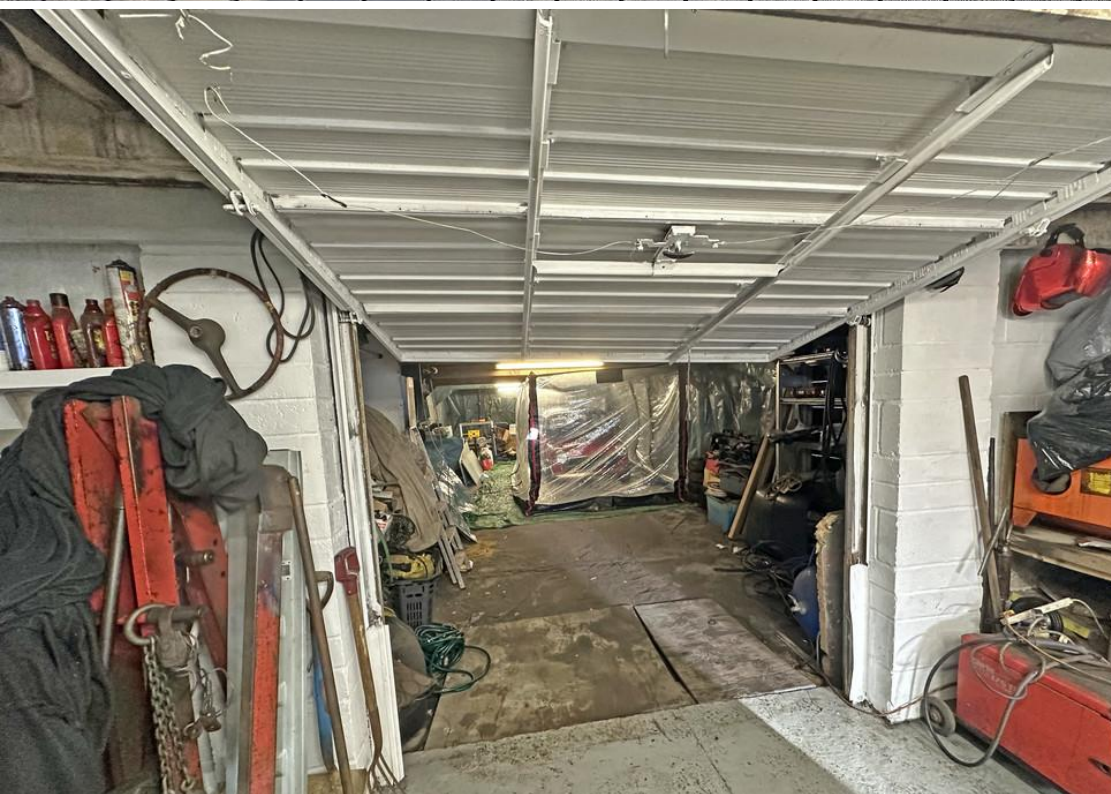






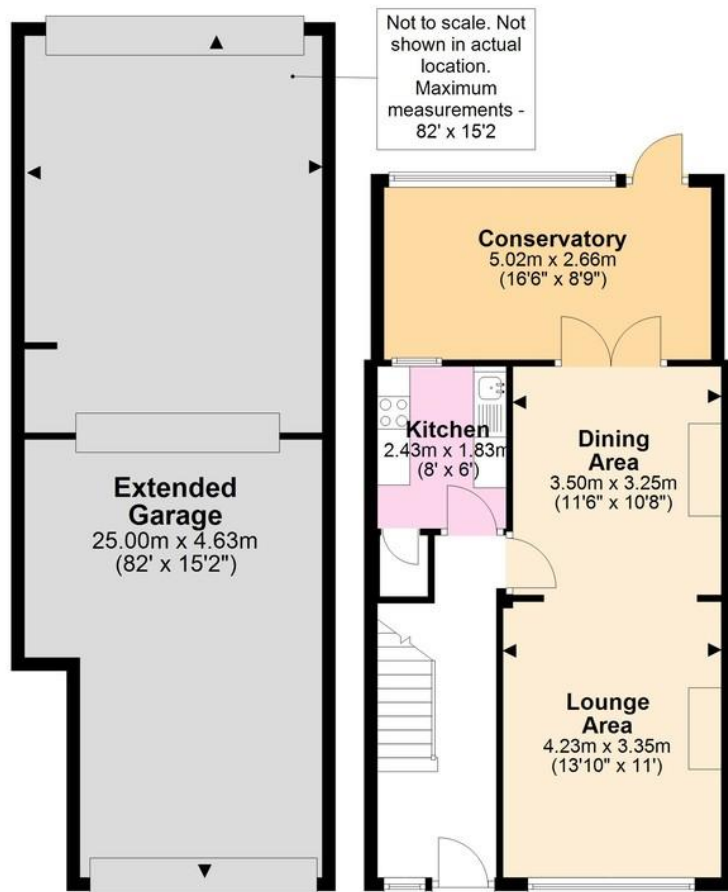




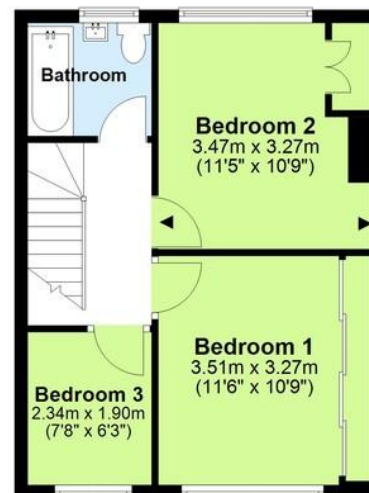




## Ground Floor



## First Floor



Total area: approx. 146.5 sq. metres (1576.6 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band C - £2,151.33  
(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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