



46 Roman Way, Southwick, West Sussex, BN42 4TN

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£445,000 - Freehold

Hyman Hill are delighted to offer to the market this immaculately presented and beautifully modernised family home, enjoying an enviable cul-de-sac position on level ground and within easy reach of local amenities. The property also falls within the catchment area for the highly regarded Shoreham Academy.

Having been thoughtfully modernised throughout by the current owners, the property offers stylish, well-proportioned accommodation ideally suited to modern family living.

The ground floor features an attractive 16'2" bay-fronted lounge, with sliding doors opening seamlessly into the impressive 17'3" full-width kitchen/dining room. This superb contemporary space forms the heart of the home and features a central island together with bi-fold doors opening directly onto the rear garden, creating an excellent setting for both everyday family life and entertaining. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the 15'1" principal bedroom is particularly impressive and wider than typically found in properties along the road, extending above the side access. The second bedroom is a generous double, while the third is an excellent-sized single bedroom, making it equally suitable as a child's room, home office or nursery. A stylish contemporary family bathroom completes the first floor.

Outside, the property enjoys a secluded, sunny westerly-facing rear garden, attractively arranged with areas of patio and lawn complemented by mature, railway-sleeper-edged borders. A substantial four-metre retractable sun awning provides welcome shade when required, while useful side access adds further practicality. The property also benefits from a garage en bloc.

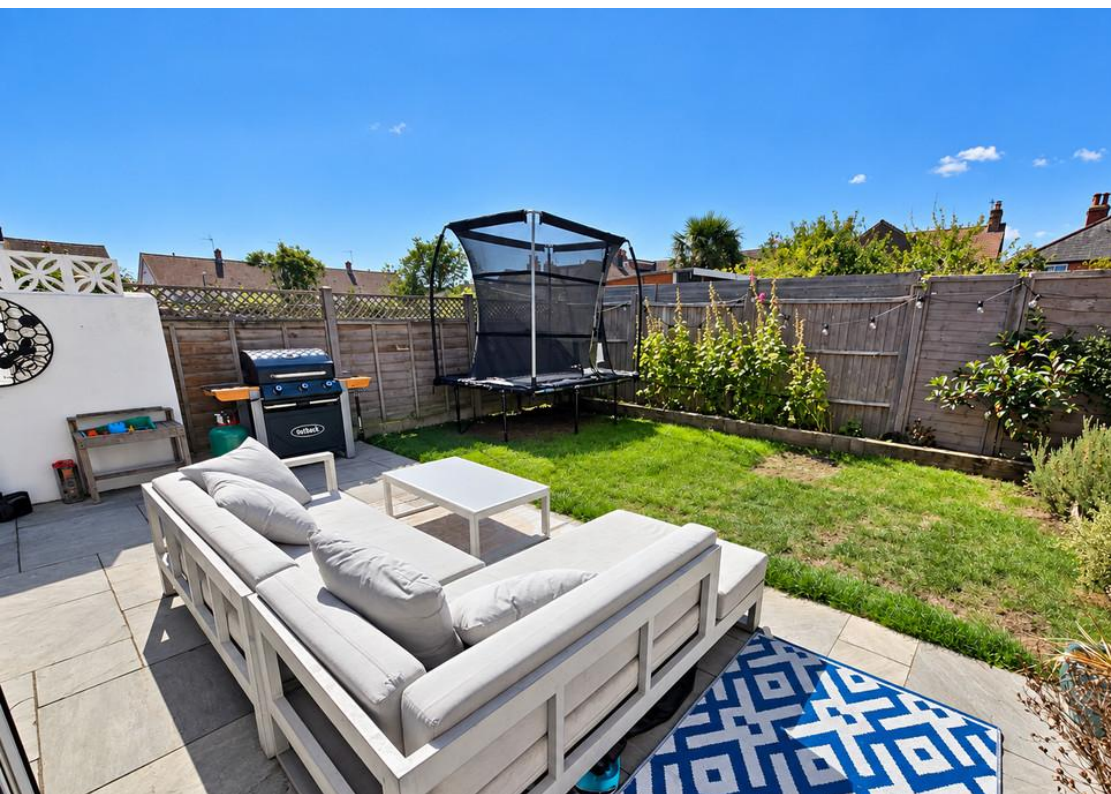
Offering a superb combination of contemporary accommodation, a desirable location and an excellent garden, this attractive home would make an ideal first purchase or a fantastic choice for those looking to upsize. Early viewing is highly recommended.

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.

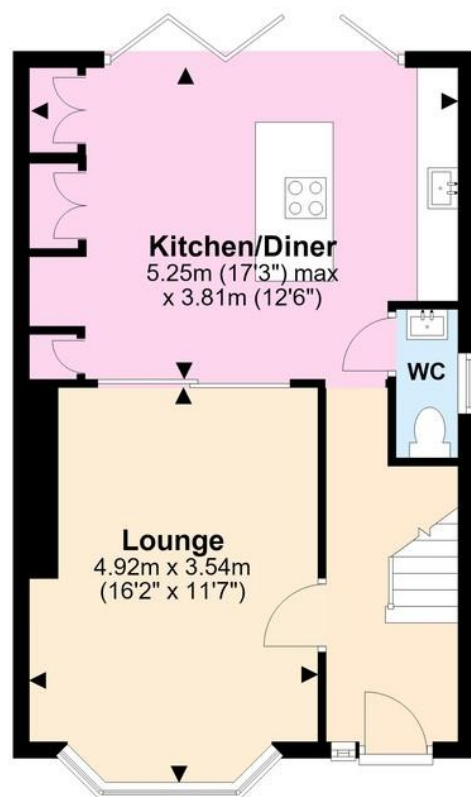
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- Immaculate family home
 - Three good sized bedrooms
 - Stunning 17'3 kitchen/diner with bi-fold doors
 - Bay fronted lounge
 - Ground floor WC
 - Contemporary bathroom
 - Secluded west facing rear garden
 - Garage en-bloc







Ground Floor



First Floor



Total area: approx. 89.2 sq. metres (960.6 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.

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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