

Hyman
Estate & Letting



Hill
Agent



73 Old Shoreham Road, Southwick, West Sussex, BN42 4RD

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'Offers in Excess of' £400,000 - Freehold

Hyman Hill are delighted to offer for sale this extended and well-presented family home, ideally situated on level ground within easy reach of local shops, amenities and excellent transport links. The property also falls within the highly sought-after Shoreham Academy catchment area, which benefits from an 'Outstanding' Ofsted rating.

Offering spacious and well-proportioned accommodation throughout, the ground floor features a superb dual-aspect 25'8" bay-fronted lounge/dining room, providing an ideal space for both family living and entertaining. An extended 15'6" kitchen/breakfast room enjoys views over the rear garden and offers direct access to the integral garage.

To the first floor are three generous double bedrooms and a spacious family bathroom. Further benefits include double glazing and gas-fired central heating throughout.

Externally, the mature rear garden is predominantly laid to lawn and incorporates a decked seating area located to the rear, creating the perfect setting for al fresco dining and outdoor entertaining. To the front of the property, a private driveway provides off-road parking for two vehicles and leads to the integral garage.

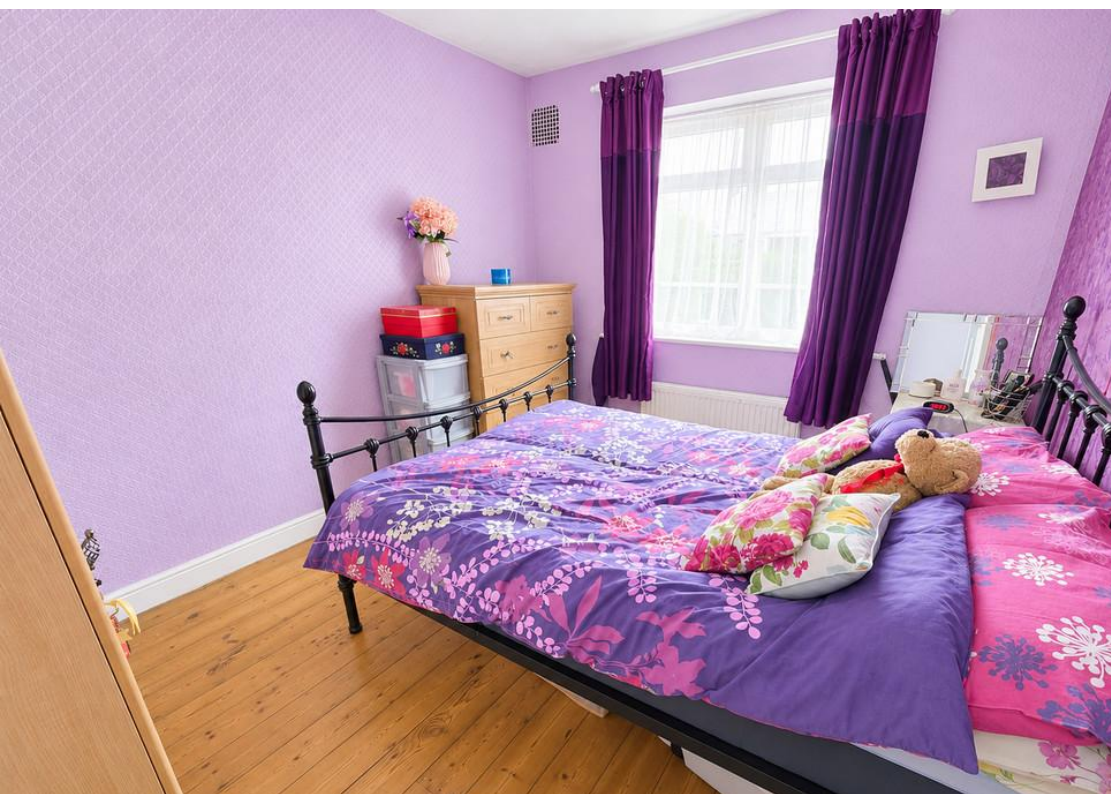
Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient 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. Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted. 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.

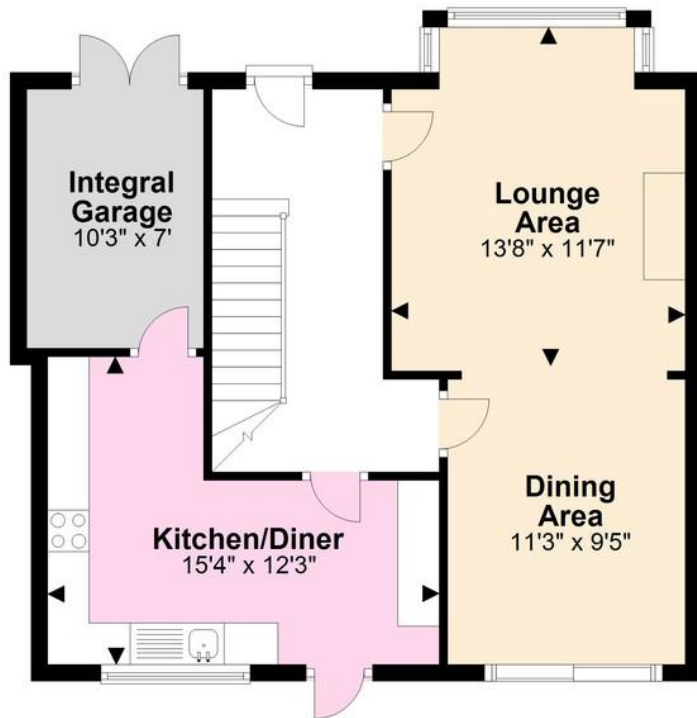
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- Extended end of terrace family home
 - Three good sized bedrooms
 - 25'8 bay fronted lounge diner
 - Extended 15'6 kitchen/b'fast room
 - Double glazing & gas central heating
 - Integral garage
 - Private driveway to garage
 - Shoreham Academy catchment area







Ground Floor



First Floor



Total area: approx. 1037.7 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: Band C -
£2,253.63 per annum
(2026/2027)

Tenure: Freehold

Local Authority: Adur District
Council

Hyman Hill
Estate & Letting Agent

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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