9 Roman Crescent, Southwick, West Sussex, BN42 4TY

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Offers In Excess Of £330,000 – Share of Freehold

A rare opportunity to acquire this well presented two double bedroom ground floor apartment, enviably located in one of Southwick's most prestigious and sought-after residential roads, just moments from the picturesque Southwick Village Green. Perfectly positioned on level ground, the property offers effortless access to a range of local amenities, independent shops, and the mainline railway station.

Occupying the entire ground floor of an attractive Victorian semi-detached residence, this well-proportioned home is rich in character and charm, seamlessly blending period features with modern comfort. Accessed via a private entrance to the front or kitchen door to the side, the accommodation is both spacious and inviting, with one of its many features being a stunning bay-fronted lounge bathed in natural light from its desirable southerly aspect, complete with a feature open fireplace creating a warm and elegant focal point.

The property further benefits from a well-appointed kitchen/breakfast room, alongside a stylish contemporary bathroom. Additional features include double glazing throughout and gas central heating, ensuring comfort all year round.

Externally, the home continues to impress with a delightful courtyard garden, offering a peaceful and low-maintenance outdoor retreat. The property also enjoys ownership of the front garden as well as the driveway that leads to a substantial detached garage (approximately 19'9 in length), a rare and valuable addition for properties of this nature.

Further enhancing its appeal, the property is offered with a 50% share of the freehold, alongside the remainder of a 999-year lease. Maintenance arrangements are managed on a straightforward and cost-effective as-and-when basis in partnership with the first-floor co-freeholder.

This superb home is ideally suited to those seeking to downsize without compromise, as well as discerning buyers in search of a refined, well-located residence. Situated within the catchment area for Shoreham Academy, it may also appeal to smaller families looking to combine lifestyle with convenience.

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.

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.

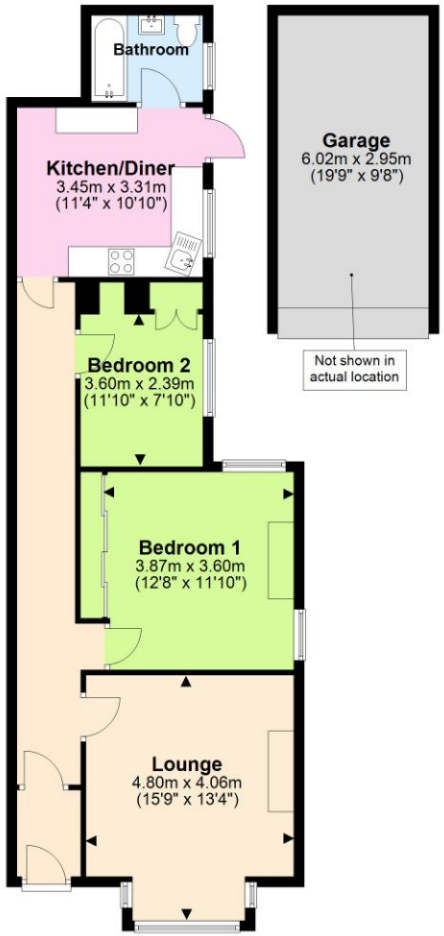
- Spacious ground floor apartment
- Forming part of this attractive Victorian semi detached house
- Two double bedrooms
- Private street entrance
- Private courtyard garden & garage
- Modern fitted kitchen/diner
- Stunning bay fronted south facing lounge
- No on-going chain

GENERAL STORE

VISIT
PALESTINE

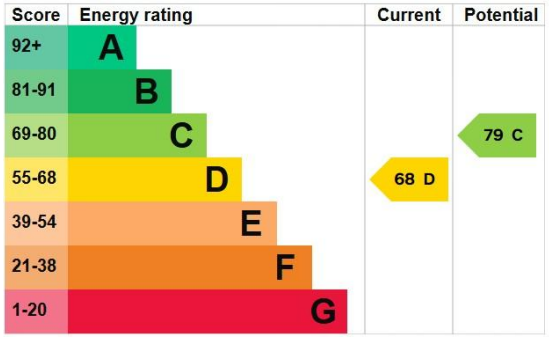
ABBA
BUNYON AVE
SLIM SHADY

Ground Floor



Total area: approx. 92.0 sq. metres (990.4 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 liabilitity is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.



Useful Information

Council Tax: £1,993.90 per annum (2026/2027)

Tenure: Share of Freehold

Lease: Remainder of 999 years

Maintenance: Organised on an 'as & when basis', split 50/50 with the co-freeholder

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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