

Hyman

Estate & Letting



Hill

Agent

3 Spinnals Grove, Southwick, West Sussex, BN42 4DU

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'Offers in Excess of' £700,000 - Freehold

Hyman Hill are delighted to offer for sale this substantial and versatile detached family home, enviably situated within a highly sought-after cul-de-sac on level ground, conveniently positioned close to local amenities, the mainline railway station, Shoreham College and within the catchment area for the highly regarded 'Outstanding' Ofsted-rated Shoreham Academy.

Offering deceptively spacious accommodation throughout, this property provides flexible living space ideally suited to family life. The welcoming entrance hall leads to a generous 18'2" lounge, featuring double doors opening into a separate dining room, creating an ideal space for entertaining. Further double doors lead through to a useful study, perfect for home working.

The kitchen enjoys pleasant views over the rear garden and provides access to a conservatory, which makes an excellent breakfast area or informal sitting space. The ground floor also benefits from a convenient WC and internal access to the substantial 17'8" double garage.

To the first floor, there are five bedrooms, including a spacious principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. Externally, the property's distinctive L-shaped design creates two interconnected garden areas, both thoughtfully arranged for low-maintenance living with attractive patio spaces. Mature flowers, shrubs and established hedging provide a high degree of privacy and seclusion, while side access leads to the front of the property.

To the front, a block-paved driveway provides off-road parking for several vehicles and further enhances the property's excellent kerb appeal.

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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- Detached family home
 - Five bedrooms
 - Two reception rooms + study
 - En-suite to master bedroom
 - 17'8 double garage
 - No on-going chain
 - Shoreham Academy school catchment
 - Easy reach of shops, station & amenities



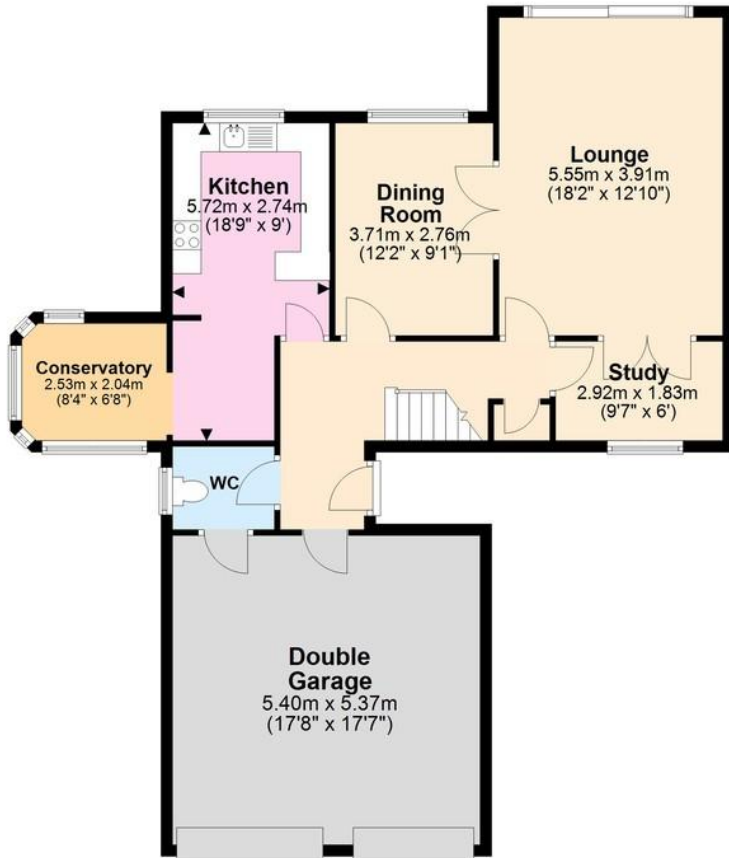




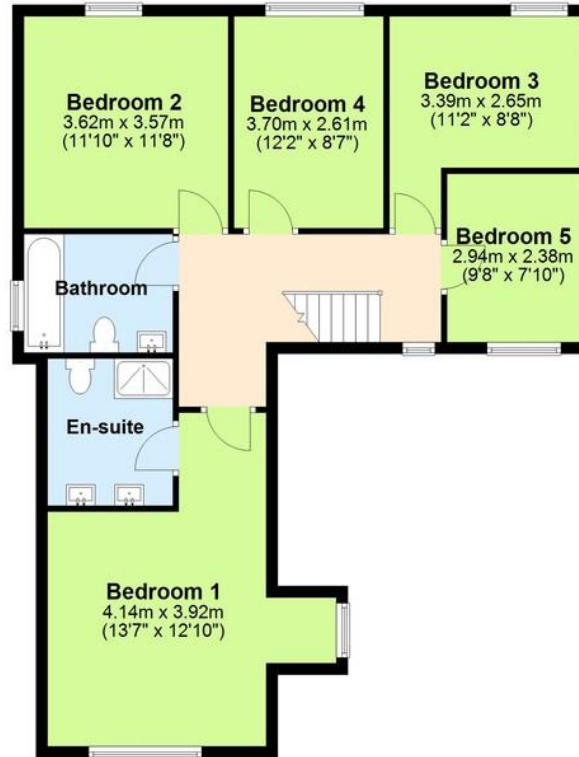




Ground Floor



First Floor



Total area: approx. 185.5 sq. metres (1996.9 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		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: Band G -
£4,272.65 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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