


# 19 Hadrian Avenue, Southwick, West Sussex, BN42 4LJ

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## Offers in excess of £425,000 - Freehold

Hyman Hill are delighted to offer for sale this beautifully presented and deceptively spacious bay-fronted family home, ideally positioned on level ground within a popular residential location. Conveniently situated within approximately one mile of Southwick Square and falling within the catchment area for the highly regarded Shoreham Academy, this superb property combines generous family accommodation with an excellent location.

Offered for sale with no chain, the property presents a wonderful opportunity for growing families or those looking to upsize. Lovingly maintained by the present vendors, the home is presented in immaculate order throughout, with bright, well-proportioned accommodation that is ready to move straight into and enjoy.

The ground floor is centred around an impressive 24' dual-aspect lounge through dining room, where the attractive bay window allows an abundance of natural light to flood the space. Generous proportions provide ample room for both comfortable seating and a full-size dining table, creating a wonderfully sociable setting for everyday family life and entertaining.

The kitchen is also dual aspect and is fitted with a contemporary range of units complemented by a selection of integrated appliances, providing a practical and stylish workspace. A useful ground-floor WC completes the accommodation on this level.

Upstairs, the feeling of space continues with three bedrooms, offering flexible accommodation for family life, guests or those requiring a home office. The contemporary family bathroom is particularly well appointed, featuring both a bath and a separate shower cubicle.

Further benefits include double glazing throughout and gas-fired central heating via a combination boiler. For additional peace of mind, the property also benefits from a valid EICR certificate together with a boiler service record.

Outside, the property continues to impress. The rear garden extends to approximately 65' and offers excellent potential for families and keen gardeners alike. A patio area immediately adjoins the rear of the house, providing an ideal spot for outdoor dining and entertaining, while the remainder is predominantly laid to level lawn, offering a fantastic blank canvas for a new owner to landscape and personalise to their own taste. A spacious storage shed can be found at the far end, together with a gate providing useful rear access.

To the front, a smart resin-bound driveway creates an attractive approach to the property whilst providing the benefit of off-road parking.

An internal viewing is highly recommended to fully appreciate everything this lovely home has to offer.

- Bay fronted family home
- Very well presented throughout
- Three first floor bedrooms
- Contemporary fitted kitchen & bathroom
- 24' dual aspect lounge/diner
- Ground floor WC
- Approx. 60' rear garden
- Off road parking





















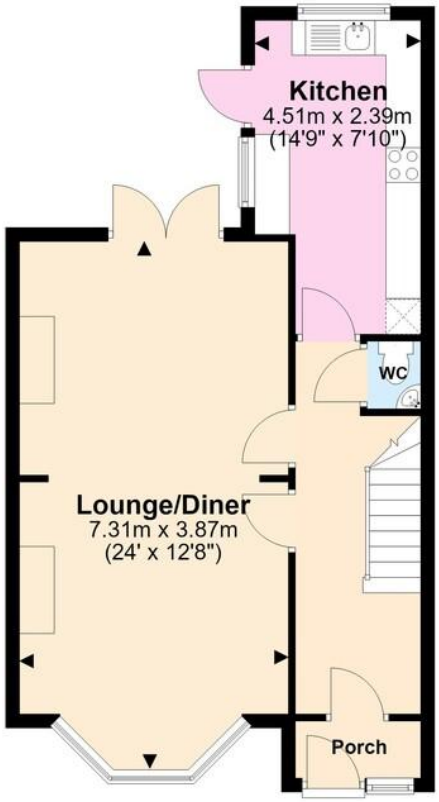




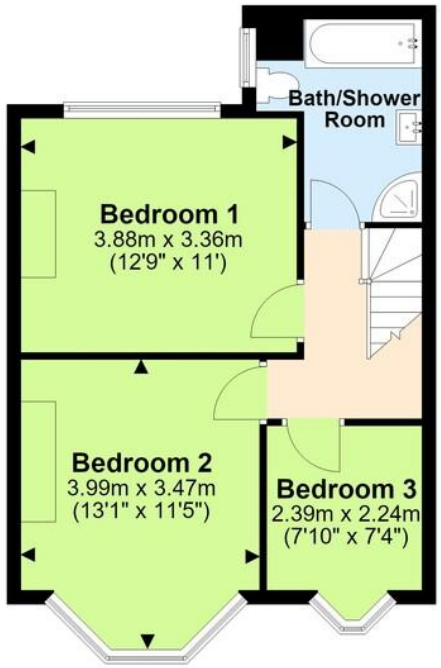




## Ground Floor

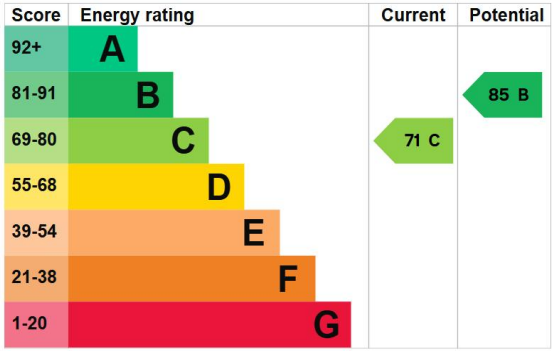



## First Floor




Total area: approx. 91.9 sq. metres (988.8 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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