



10 Phoenix Crescent, Southwick, West Sussex, BN42 4HR

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## 'Offers in Excess of' £600,000 - Freehold

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A fantastic opportunity has arisen to acquire this much-loved and substantially extended semi-detached family home, ideally positioned in a highly sought-after cul-de-sac on level ground. The property is conveniently located within easy reach of local shops and amenities, and falls within the catchment area for the highly regarded 'Outstanding' rated Shoreham Academy.

This attractive 1930s bay-fronted home offers generous and versatile accommodation throughout. To the ground floor, there are two well-proportioned reception rooms, including a charming bay-fronted lounge to the front and a dining room that flows seamlessly into a bright garden room at the rear. The extended L-shaped, dual-aspect kitchen measures approximately 18 feet and gives access to a separate utility room. From here, there is further access to a convenient ground floor WC and the integrated garage.

Upstairs, the property boasts four spacious double bedrooms, along with an additional fifth single bedroom or study, ideal for home working. There are also two modern shower rooms serving the first floor.

Externally, the home enjoys a delightful mature rear garden with a favoured south-easterly aspect, perfect for enjoying the sun. A patio area extends to the side of the property, offering additional outdoor entertaining space. To the front, a private block-paved driveway provides off-road parking for several vehicles and leads to the integral garage.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctors' surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive Shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west making the property ideal for commuters.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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- Extended semi detached family home
    - Five bedrooms
    - Two shower rooms
  - Lounge & separate extended dining room
  - 18' kitchen with separate utility room
  - Private drive to integral garage
  - Popular cul-de-sac location
  - Shoreham Academy catchment

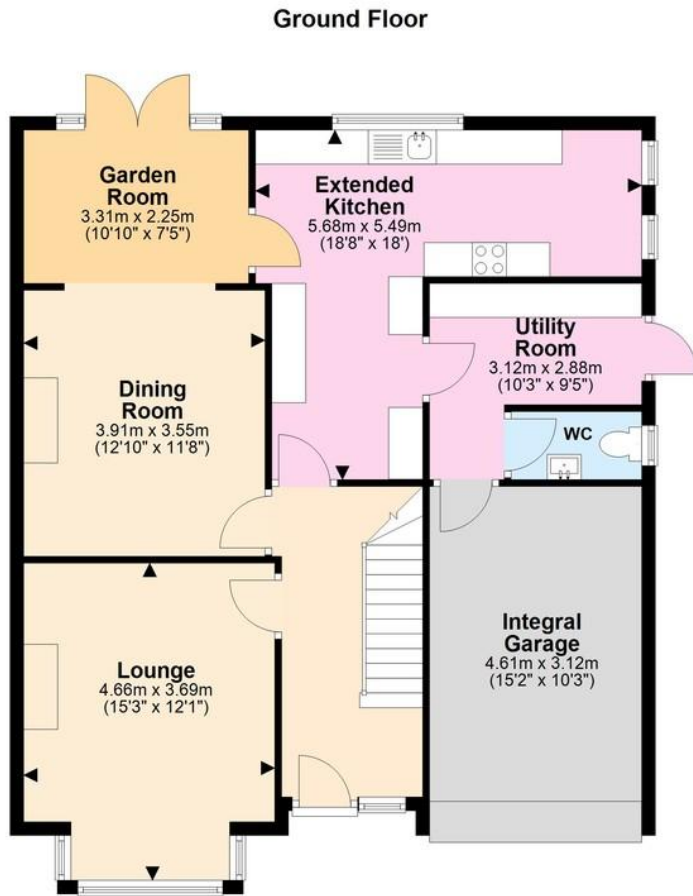












Total area: approx. 166.1 sq. metres (1787.5 sq. feet)

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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band D - £2,535.33 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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