

Hyman  
Estate & Letting



Hill  
Agent



44 Phoenix Way, Southwick, West Sussex, BN42 4HP



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Offers in Excess of £550,000 Freehold

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*An extended four bedroom family home situated within Shoreham Academy catchment* ”

Hyman Hill are delighted to offer for sale this extended four bedroom family home situated in a popular road within a sought after residential area being within easy reach of amenities and train station.

Having been occupied by the present owners for the past 27 years, this lovely, well maintained home has accommodation arranged over three floors with benefits to include; separate bay fronted lounge, full width open plan 19' kitchen/diner providing fantastic space to socialise, three first floor bedrooms with a family bathroom and a master bedroom occupying the second floor with access to an en-suite shower room and views across Southwick towards the South Downs.

Externally, there is a mature rear garden with access to a outside WC and 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 doctor's 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.

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
    - Four bedrooms
    - Arranged over three floors
  - Master bedroom with ensuite and fantastic views
  - Separate bay fronted lounge to front
    - 19' open plan kitchen/diner
    - Garage
  - Vendor suited with chain free property

























Total area: approx. 1102.5 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band: D**  
£2,310.40 (2024/2025)

**Tenure:** Freehold

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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