

Hyman
Estate & Letting



Hill
Agent



172 Manor Hall Road, Southwick, West Sussex, BN42 4NP

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'Offers in Excess of' £425,000 Freehold

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A well presented, extended family home with a favoured southerly aspect garden ”

Hyman Hill are delighted to offer for sale this well presented and deceptively spacious three bedroom family home enjoying a level ground, convenient location being within easy reach of transport and amenities.

Having been extended to the rear, this homely property has features to include; 24' bay fronted lounge diner with opening leading through to an impressive 'L' shaped 18'7 x 14'5 modern fitted kitchen/breakfast room with integrated appliances, three first floor bedrooms (two of which are wider than average for the style of the property as they extend over the side entry archway below), spacious bathroom, double glazing & gas central heating.

Externally, there sunny landscaped rear garden boasting a favoured southerly aspect having a shaped sandstone patio and large timber summer house. Off road parking for several parking is afforded via the driveway to the front which is laid to block paving.

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 family home
 - Three bedrooms
 - Well presented throughout
 - 24' lounge/diner
 - Extended 18'7 x 14'5 modern fitted kitchen
 - Southerly aspect rear garden
 - Off road parking to front
 - Popular level ground, convenient location











Ground Floor



First Floor



Total area: approx. 1007.3 sq. feet

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

Useful Information

Council Tax: Band C -
£2,053.69 per annum
(2024/2025)

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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