

Hyman

Estate & Letting



Hill

Agent



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

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'Offers in Excess of' £350,000 - Freehold



An extended three bedroom family home with a south facing rear garden



Hyman Hill are delighted to offer for sale this deceptively spacious and extended three bedroom family home situated in a convenient level ground position within easy reach of transport and amenities.

Although the property requires updating, it offers a great deal of potential and has features to include; 34' bay fronted dual aspect lounge/diner, 17'3 kitchen, double glazing and gas central heating. Externally there is a sunny rear garden boasting a favoured southerly aspect with rear access and off road parking to the front.

This home is ideal for a first time purchaser or those looking to upsize and an internal viewing comes as highly recommended.

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
 - In need of updating - lots of potential
 - 34' bay fronted lounge/diner
 - 17'3 kitchen
 - South facing rear garden
 - Off road parking
 - Shoreham Academy catchment













Total area: approx. 960.2 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B - £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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk