



19 Seaview Estate, Southwick, West Sussex, BN42 4AS

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‘Offers in Excess of’ £500,000

Hyman Hill are delighted to offer for sale this well presented, heavily extended four bedroom semi detached house boasting a favourable level ground position enjoying southerly sea views across Shoreham Port.

Boasting deceptive, well-proportioned accommodation, this family home benefits from a double storey rear extension and loft conversion featuring accommodation to include; 24' 10 bay fronted lounge/diner leading to a double glazed pitched roof conservatory, 16'5 extended fitted kitchen, ground floor WC, master bedroom with access to a dressing area, extended recently installed luxurious bath/shower room, three further bedrooms, double glazing & gas central heating. From the front windows there are stunning, uninterrupted, far-reaching views east and west of working Shoreham Port and the sea beyond.

Externally, there is a delightful enclosed rear garden that has been much improved by the present owners enjoying a secluded rear patio area with railway sleeper bound borders. Parking for several vehicles can be found to the front of the property and there is a shared driveway leading to a garage with electric door to front.

The vendors are suited with a vacant property, thereby offering the opportunity of a quick transaction. We highly recommend undertaking an internal inspection in order for this property to be fully appreciated.

Situated on the coast road of Southwick, the property is a 10 minute walk to Lady Bee Marina with its range of facilities including the New Port Arms, Port Kitchen and access to the beach across the lock gates where you will also find Carats Café.

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.

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- Extended semi detached family home
 - Four bedrooms
 - Accommodation arranged over three floors
 - Enjoying sea views across Shoreham Port
 - 24'10 bay fronted lounge diner
 - Stunning extended luxurious bathroom
 - Ground floor WC
 - Easy reach of amenities & transport links

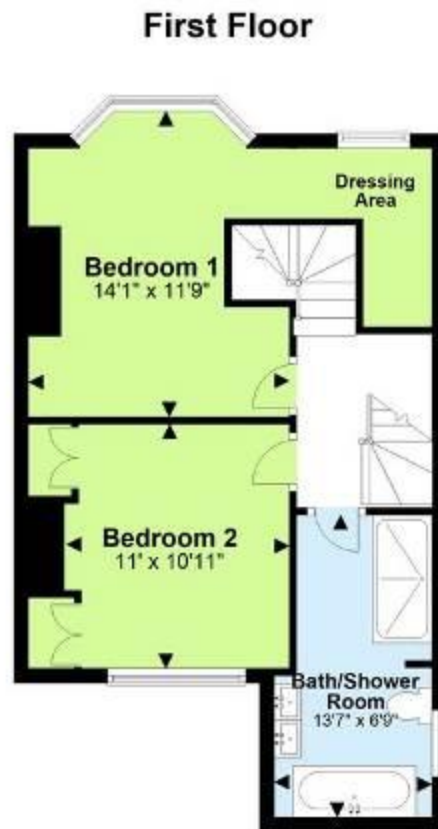












Total area: approx. 1206.7 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,310.40 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