

Hyman

Estate & Letting



Hill

Agent



7a Cross Road, Southwick, West Sussex, BN42 4HD

7a Cross Road, Southwick, West Sussex, BN42 4HD

£625,000 - Freehold

Hyman Hill are delighted to offer for sale this well presented and deceptively spacious family home having been subject to much improvement by the present vendors.

Situated on level ground, just off Southwick Village Green within easy access of amenities and transport links, this well-proportioned home offers features to include; stunning 36'1 modern fitted open plan kitchen/dining/living area with bi-fold doors leading to the secluded rear garden, separate bay fronted multi-functional reception/fourth bedroom, ground floor WC, separate utility room, three first floor double bedrooms (one with modern fitted en-suite shower room), contemporary family bathroom, double glazing & gas central heating. The property also has the benefit of a 20'9 useable loft area. Externally, there is a secluded rear garden measuring approximately 60' boasting a favoured sunny south-westerly aspect and a recently block paved carriage driveway to the front affords off road parking for numerous vehicles, including a motor home/caravan etc.

We highly recommend undertaking an internal inspection in order to fully appreciate this property

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.

-
- Extended, well presented family home
 - Three double bedrooms
 - Useable 20'9 loft area
 - Stunning 36'1 open plan kitchen/dining/living area
 - Separate bay fronted lounge
 - Ground floor WC & utility room
 - Two bathrooms
 - Carriage driveway to front

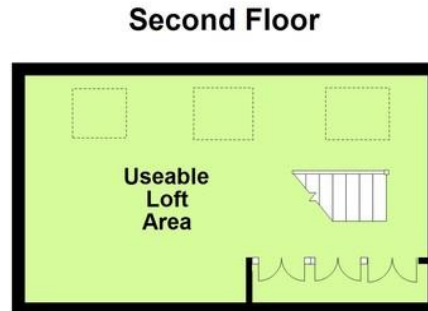












For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band E - £2,823.82
(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