

Hyman
Estate & Letting



Hill
Agent



202 Manor Hall Road, Southwick, West Sussex, BN42 4NH

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£450,000 - Freehold

Hyman Hill are delighted to offer for sale this heavily extended four double bedroom family home situated in a convenient level ground position being within easy reach of amenities and transport links.

Offering bright, versatile and deceptively spacious accommodation that is arranged over three floors, the property has benefits to include; 25'1 bay fronted lounge/diner, extended 16' modern fitted kitchen/breakfast room opening into a double glazed conservatory, ground floor WC and utility room, two first floor double bedrooms, modern fitted family shower room and study with the second floor that boasting two further double bedrooms and a modern fitted shower room.

Externally there is a low maintenance rear garden having a much sought after sunny southerly aspect and a double garage. To the front, there is off road parking for two vehicles afforded by the block paved driveway.

We highly recommend undertaking an internal inspection for this property to be fully appreciated.

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 & Fishersgate railway stations are also within easy reach providing access to Brighton, links to London and coastal services east and west.

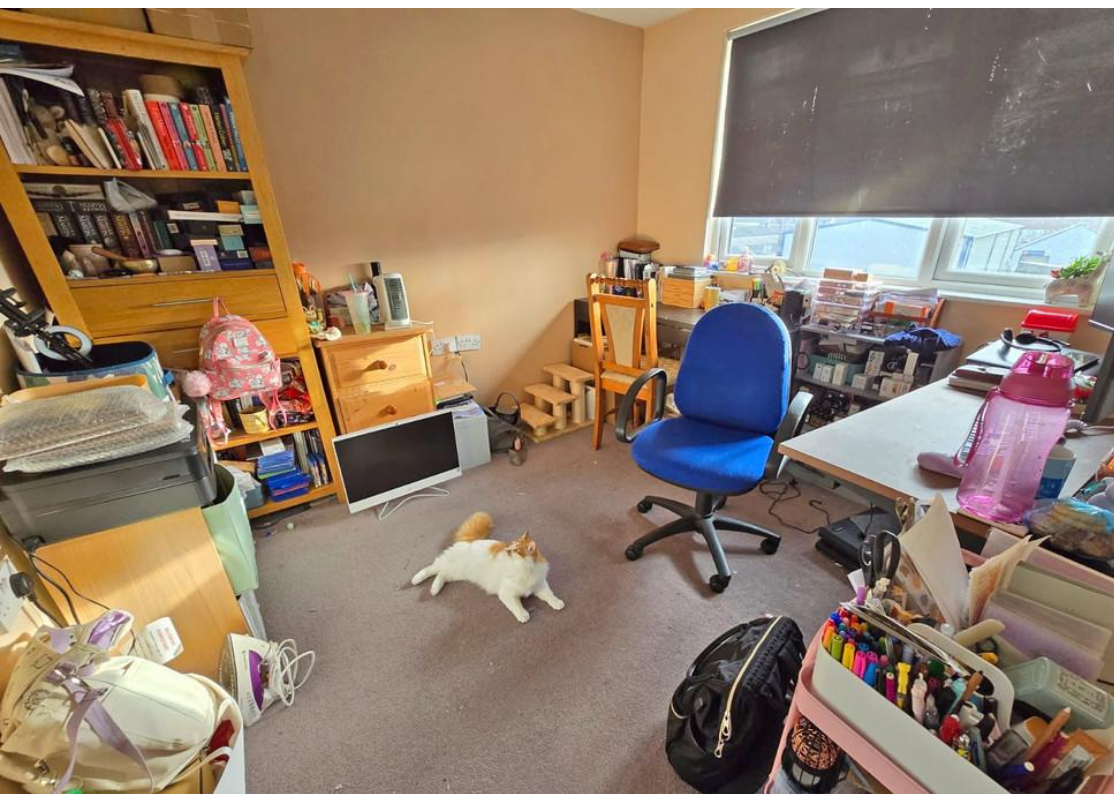
There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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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- Heavily extended family home
 - Four double bedrooms + study room
 - Extended 16' kitchen/breakfast room
 - 25' bay fronted lounge/diner
 - First floor bathroom & second floor shower room
 - Ground floor WC & utility room
 - Off road parking to front
 - Double garage to rear



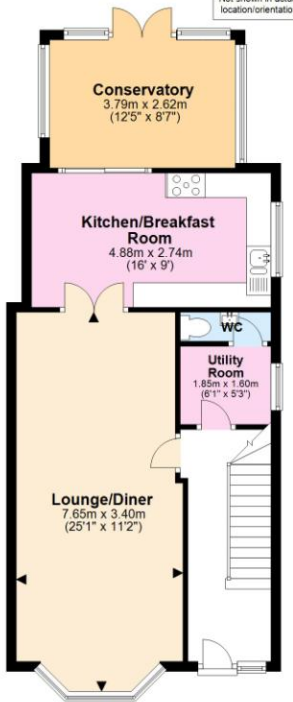
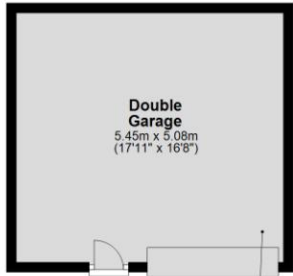




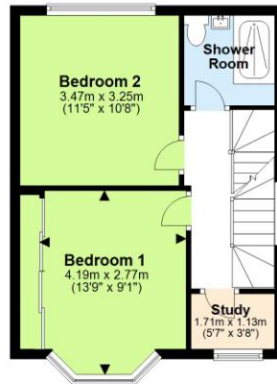




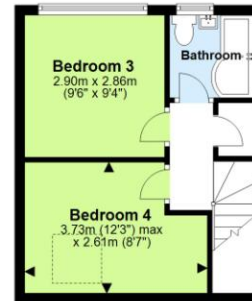
Ground Floor



First Floor



Second Floor



Total area: approx. 151.6 sq. metres (1631.5 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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