

Hyman
Estate & Letting



Hill
Agent



76 The Gardens, Southwick, West Sussex, BN42 4AN

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£450,000 - Freehold

Hyman Hill are delighted to offer for sale this spacious older-style semi-detached family home, ideally situated in a quiet cul-de-sac on level ground. The property enjoys a convenient location within easy reach of local shops, the mainline train station, and falls within the catchment area for the highly regarded Shoreham Academy, rated 'Outstanding' by Ofsted.

This versatile home has been significantly enhanced by a double-storey extension to the rear, providing deceptive, well proportioned accommodation. The ground floor offers a bright and spacious 26'5 dual aspect lounge/diner, a bay-fronted additional reception room which could serve equally well as a formal dining room or fourth bedroom, and a contemporary kitchen/breakfast room designed with both style and practicality in mind.

Upstairs, the accommodation continues to impress with three generously sized double bedrooms and a modern fitted family bathroom. Externally, the property benefits from a beautifully maintained rear garden that enjoys a secluded aspect, ideal for families or entertaining. To the front, there is off-road parking for two vehicles.

This superb home combines character, space and modern living in a desirable location, making it an excellent choice for growing families or those seeking flexible accommodation in a well-connected setting.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, and churches. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Extended semi detached family home
 - 3/4 double bedrooms
 - Cul-de-sac, level ground location
 - 26' dual aspect lounge/diner
 - Separate dining room/bedroom 4
 - Contemporary 15'4 kitchen/breakfast room
 - Off road parking
 - Lovely rear garden











Ground Floor



First Floor



Total area: approx. 114.5 sq. metres (1232.7 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
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: £1,882.42 per annum (2025/2026)

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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