

Hyman
Estate & Letting



Hill
Agent



270 Old Shoreham Road, Southwick, West Sussex, BN42 4LQ

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‘Offers in Excess of’ £375,000 - Freehold

Hyman Hill are delighted to offer for sale this well-proportioned three-bedroom semi-detached family home, ideally situated on level ground and conveniently located within easy reach of local shops and amenities. The property also falls within the catchment area of the highly regarded ‘Outstanding’ Ofsted-rated Shoreham Academy.

Although the home would benefit from some updating, it offers excellent potential and many charming original features. The accommodation begins with a welcoming entrance hallway featuring attractive, assumed original dual-aspect stained glass leaded light windows. The generous 27’6 dual-aspect, bay-fronted lounge/diner provides a bright and spacious living/dining area, complemented by exposed floorboards. The 16’ dual-aspect kitchen offers ample space for further enhancement.

To the first floor, the bay-fronted principal bedroom is located to the front of the property and features a charming, assumed original tiled fireplace. There is a second double bedroom to the rear enjoying a favoured southerly aspect, which also benefits from an assumed original tiled fireplace, along with a third single bedroom. A family bathroom completes the first-floor accommodation.

Externally, the property boasts a large rear garden measuring approximately 70ft in length, benefiting from a favoured sunny southerly aspect—ideal for families and outdoor entertaining. To the front, there is off-road parking, and a shared driveway provides access to a detached garage.

Offered for sale with no onward chain, this home is ideal for first-time buyers or those looking to upsize and create a property tailored to their own tastes.

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, churches, and convenient bus stops. 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.

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| <ul style="list-style-type: none">• Semi detached family home<ul style="list-style-type: none">• Three bedrooms• In need of updating - lots of potential• 27'6 bay fronted lounge/diner | <ul style="list-style-type: none">• Southerly aspect rear garden• Garage & off road parking• No on-going chain• Level ground location - easy reach of amenities |
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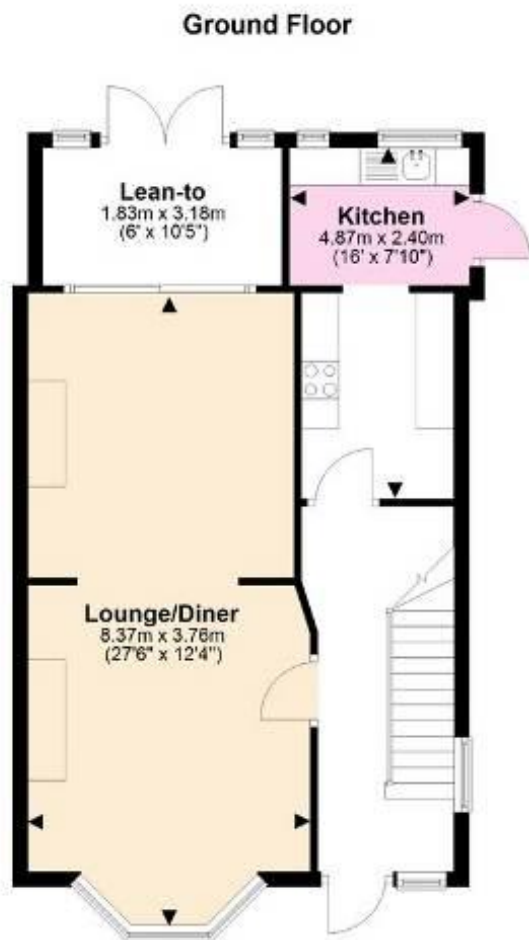












Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

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		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D - £2,420.25 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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