



33 Manor Close, Southwick, West Sussex, BN42 4NW

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£350,000 - Freehold

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Tucked away in a sought-after cul-de-sac on level ground and within easy reach of Fishersgate railway station, this attractive bay-fronted 1930s home presents an exciting opportunity for first-time buyers or those looking to upsize and add value. Offering three well-proportioned bedrooms, the property is rich in potential and ready for a new owner to make it their own.

The ground floor is arranged to suit modern living, with a welcoming front lounge opening via double doors into a spacious 17'8" kitchen/diner, creating a sociable, open-plan feel ideal for everyday life and entertaining. Exposed wooden floors run throughout this space and into the entrance hallway, adding both practicality and rustic charm. Further benefits include a useful utility room with access to a ground floor WC, while a lean-to sun room leads from the dining area.

Upstairs, the first floor offers three bedrooms alongside a modern fitted bathroom. The property is double glazed and gas centrally heated throughout. Outside, the enclosed rear garden enjoys a secluded aspect and offers a blank canvas for landscaping for outdoor entertaining. To the front, as with many properties along the road, there is potential to create off-road parking (subject to necessary consents).

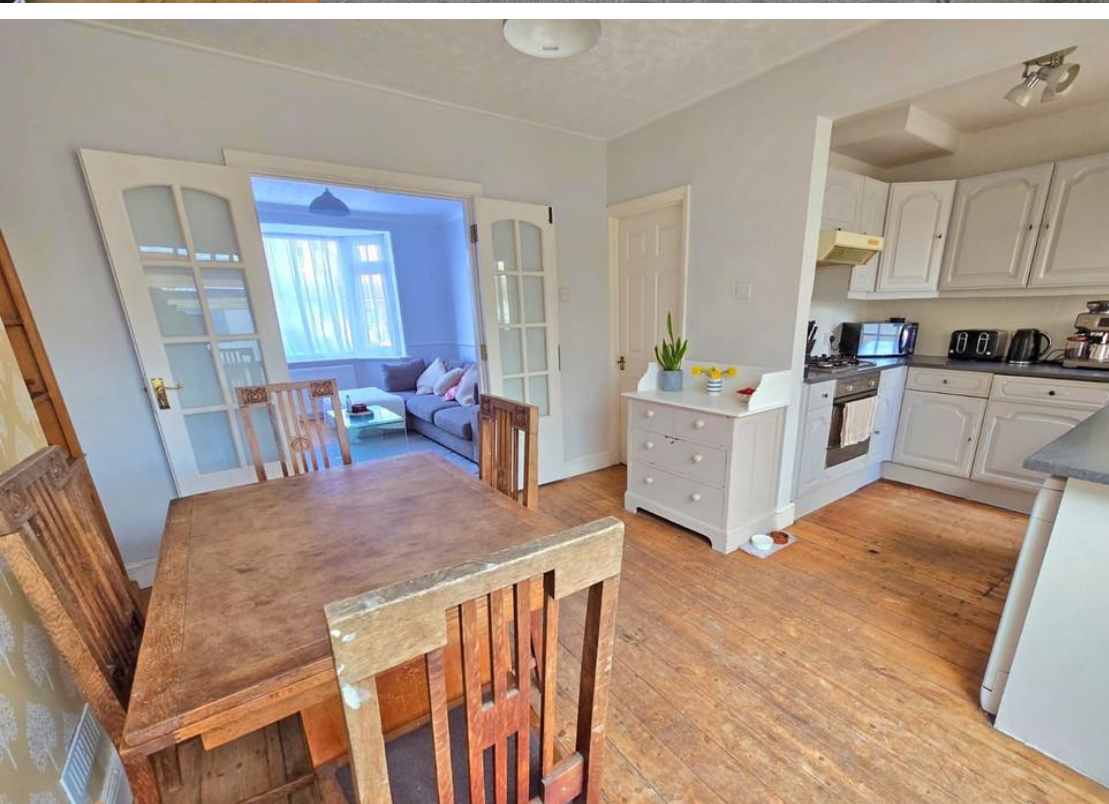
Southwick Village Green and Southwick Square are within easy reach, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops.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

Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

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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- Terraced family home
  - Three bedrooms
  - Sought after cul-de-sac location
  - Easy reach of Fishersgate station

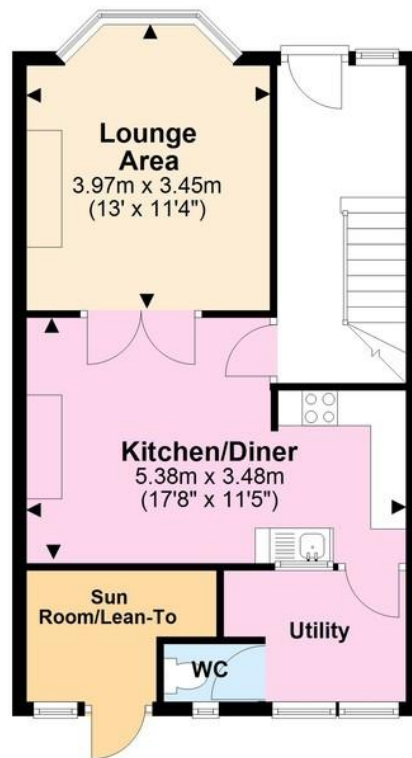
- Bay fronted lounge
- 17'8 kitchen/diner
- Utility room with ground floor WC
- Ideal first purchase/upsized property



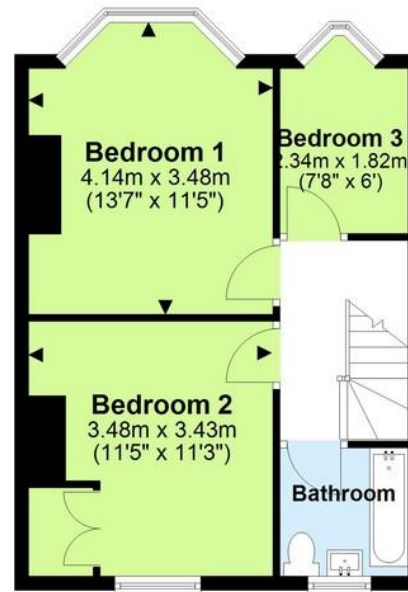




## Ground Floor



## First Floor



Total area: approx. 83.2 sq. metres (895.4 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.

## Useful Information

**Council Tax:** Band C –  
£ 2,151.33 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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