

Hyman
Estate & Letting



Hill
Agent



104 Southwick Street, Southwick, West Sussex, BN42 4TJ

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‘Offers in Excess of’ £500,000 - Freehold

Positioned in a highly sought-after, level location within easy reach of Southwick Square and the mainline railway station, this immaculately presented and extended two double bedroom bungalow offers deceptively spacious and versatile accommodation throughout.

Having been comprehensively renovated by the current vendor, the property is presented in excellent decorative order and must be viewed to be fully appreciated. The accommodation briefly comprises two generous bay-fronted double bedrooms, both benefiting from full height and width modern fitted wardrobes. To the rear, the home opens into an impressive extended ‘L’-shaped living room, measuring approximately 25’6 x 14’6, providing an ideal space for both relaxing and entertaining.

The recently refitted kitchen, extended to approximately 15’2, is well appointed with a range of modern units, integrated appliances, and a highly practical walk-in corner larder cupboard. A stylish contemporary bathroom has also been refitted and further benefits from a separate shower room. In addition, there is a spacious and versatile second reception room, suitable for a dining room, home office or occasional guest space.

Externally, the property continues to impress with a mature rear garden extending to approximately 70’, enjoying a secluded south-easterly aspect

and featuring a charming garden cabin. A shared driveway provides access to the garage, while a block-paved driveway to the front offers convenient off-road parking.

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.

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.

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- Extended semi detached bungalow
 - Two bay fronted double bedrooms
 - Separate dining room/ second reception room
 - Extended newly fitted kitchen
 - Extended 25' 'L' shaped lounge/diner
 - Newly fitted bath/shower room
 - Approx. 70' south easterly rear garden
 - Convenient level ground position

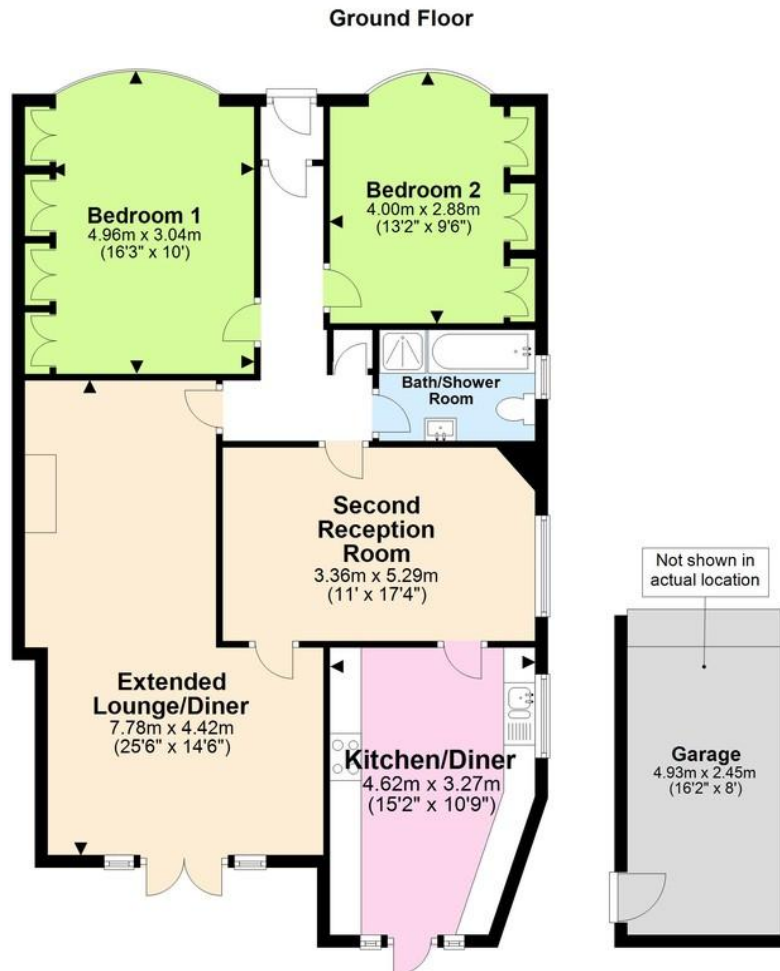












TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C –
£1,960.13 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.

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