

Hyman

Estate & Letting



Hill

Agent



7 Roman Way, Southwick, West Sussex, BN42 4TN

7 Roman Way, Southwick, West Sussex, BN42 4TN

£399,950 - Freehold

Hyman Hill are delighted to offer for sale this two double bedroom semi-detached bungalow, situated in a highly sought-after level ground location, south of the Old Shoreham Road and within easy reach of Southwick Square, with its excellent range of shops, amenities and convenient transport links.

Offered for sale with no onward chain, the property represents an excellent opportunity for those seeking to downsize or enjoy the benefits of single-storey living. The bungalow has been well maintained over the years and, whilst now offering scope for some modernisation and updating, provides an excellent opportunity for the incoming purchaser to put their own stamp on the property.

The accommodation is well proportioned throughout and features a southerly aspect lounge overlooking and leading to the rear garden. A particular feature of the room is the attractive assumed original Art Deco-style tiled fire surround, which provides an appealing focal point. Also overlooking the rear garden is the dual aspect fitted kitchen, which enjoys good natural light and provides direct access outside. Both double bedrooms are positioned to the front of the property, with bedroom two benefiting from an attractive bay window. A bathroom completes the accommodation, whilst further benefits include double glazing and gas central heating throughout.

The rear garden is a true feature of the property, enjoying a highly desirable sunny southerly aspect. A patio area extends across the rear of the bungalow, beyond which the garden is mainly laid to lawn with established borders

featuring mature evergreen shrubs and bushes. There is direct access from the garden to the detached garage, together with a useful side access gate.

With its sought-after location, bright accommodation, sunny south-facing garden and excellent potential, this attractive bungalow offers a wonderful opportunity for its next owner.

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.

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.

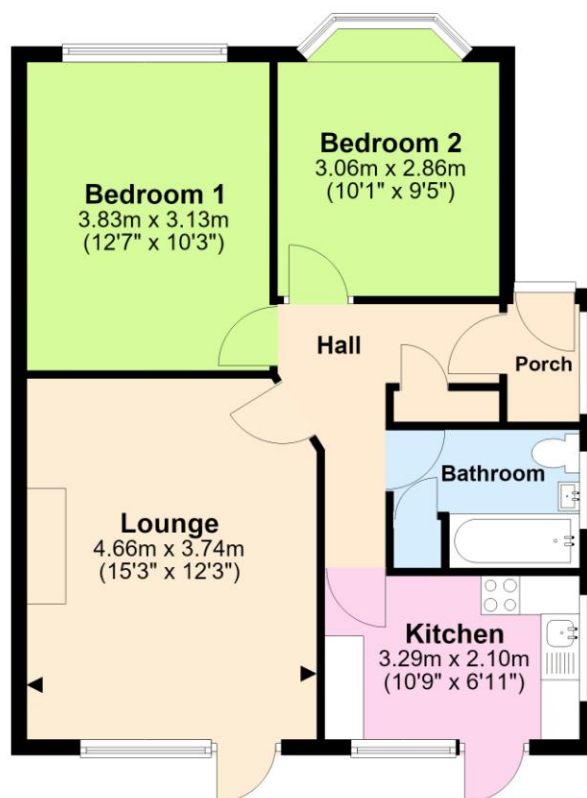
-
- Semi detached bungalow
 - Two double bedrooms
 - Sought after level ground location
 - Within easy reach of shops & amenities
 - Double glazing & gas central heating
 - Mature south facing rear garden
 - Detached garage
 - No on-going chain







Ground Floor



Total area: approx. 60.6 sq. metres (652.2 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C -
£2,253.63 per annum
(2026/2027)

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