



25 Glebe Close, Southwick, west Sussex, BN42 4TF

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‘Offers in Excess of’ £850,000 - Freehold

A rare opportunity to acquire this substantial and beautifully presented extended detached family home, occupying a generous plot within an exclusive close overlooking an attractive central copse.

Set well back from the road yet only moments from Southwick Square, with its excellent range of amenities and transport connections, this impressive home has been extensively modernised by the present owners and offers exceptionally bright, spacious and versatile accommodation arranged over two floors.

The flexibility of the layout makes the property suitable for a wide variety of buyers. It would make a wonderful family home, particularly for those looking to be within the catchment area for Shoreham Academy, with its highly regarded ‘Outstanding’ Ofsted rating. Its level ground location and generous ground-floor accommodation could equally appeal to those looking to downsize without compromising on space, while the versatile arrangement lends itself particularly well to multi-generational living. There is also further potential to convert the integral garage and substantial eaves storage above to create additional accommodation, subject to the necessary consents.

Ground Floor

On entering the property, a spacious and welcoming entrance hall with solid oak flooring immediately sets the tone for the accommodation beyond.

Undoubtedly the heart of the home is the superb 25'9" x 22'10" dual-aspect open-plan kitchen, dining and living room to the rear. Designed with both everyday family life and entertaining in mind, this wonderfully sociable space features a large set of bi-folding doors which frame the garden and open directly onto the secluded south-westerly rear aspect.

The contemporary fitted kitchen incorporates a central island with breakfast bar, granite work surfaces and a range of integrated appliances. Solid oak flooring continues throughout the room, while a feature faux chimney breast with provision for an inset television and contemporary linear electric fire with illuminated pebble bed creates an attractive focal point to the living area.

Also on the ground floor is a generously proportioned third bedroom with double doors opening onto a composite-decked side return. Offering excellent flexibility, this room would work equally well as a second reception room, family room or guest bedroom.

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- Stunning, extended detached residence
 - Positioned in a highly sought after cul-de-sac location
 - Bright, well proportioned & versatile accommodation
 - 4 double bedrooms
 - Open plan 25'9 x 22'10 kitchen/lounge/diner
 - Master bedroom with Juliette balcony, dressing room & en-suite
 - Bi-fold doors onto southerly aspect garden
 - A stone's throw from amenities, station & bus stops

A further good-sized single/small double bedroom is positioned to the front and enjoys an attractive outlook towards the central copse. A family bathroom, useful utility cupboard and internal access to the integral garage complete the ground-floor accommodation.

First Floor

The principal bedroom suite is particularly impressive and has the feel of a boutique hotel retreat. French doors open onto a Juliette balcony with elevated views across the mature rear garden, while the suite also benefits from its own en-suite bathroom and separate dressing room, the latter offering the flexibility to be used as a private study if preferred.

A further attractive spacious double bedroom is situated to the front.

The spacious full-width landing is another surprisingly versatile feature of the property and is currently arranged with two desks, creating an excellent home-office or study area flooded with natural light. The landing also provides access to the substantial eaves storage positioned above the integral garage, an area which offers excellent storage as it stands and potential for conversion to provide further accommodation, subject to the necessary consents.

Gardens & Parking

Outside, the property continues to impress.

The secluded rear garden enjoys a highly desirable south-westerly aspect, providing an excellent setting in which to enjoy the afternoon and evening sun. Low-maintenance composite decking extends across the rear of the house and along both side returns, providing access to the garage on one side and gated access on the other.

The remainder of the garden is principally laid to lawn, complemented by mature trees and shrubs which provide an excellent degree of privacy. Shingle and railway-sleeper-edged planted borders add further interest while keeping maintenance requirements manageable.

To the front, a particularly deep driveway finished in a combination of shingle and block paving provides off-road parking for numerous vehicles. The generous frontage may prove especially appealing to buyers requiring space for a motorhome, caravan or boat.

Combining a sought-after and peaceful setting with unusually versatile accommodation, generous parking, excellent schooling nearby and a sunny secluded garden, this is a deceptively spacious home that really needs to be viewed internally to be fully appreciated.

Location

Southwick Village Green and Southwick Square are moments away, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, post office, 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.

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.











First Floor

Juliette Balcony



Ground Floor



Total area: approx. 173.3 sq. metres (1865.2 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band F - £3,662.14 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.

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