

16 Victoria Road, Southwick, West Sussex, BN42 4DH

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

Hyman Hill are delighted to offer for sale this attractive detached Victorian family home, enviably situated just off Southwick Village Green, occupying a level position within easy reach of Southwick railway station, local shops and amenities.

Whilst requiring modernisation throughout, this substantial character property offers spacious, versatile accommodation and tremendous potential for buyers looking to create a home tailored to their own tastes and requirements. The property is particularly well suited to growing families seeking to upsize, with the added appeal of being situated within the catchment area for the highly regarded Shoreham Academy, rated 'Outstanding' by Ofsted.

The generously proportioned accommodation comprises a charming bay-fronted lounge, together with a versatile second reception room which lends itself perfectly to use as a formal dining room, home office or additional sitting room, with the added benefit of doors opening directly onto the rear garden. The spacious 18'4" kitchen/diner features a further bay window to the side, whilst an adjoining utility room and ground floor WC provide additional practicality. To the first floor are three well-proportioned double bedrooms, with bedrooms one and two both enjoying attractive bay windows, together with a family bathroom. A number of original-style features, including picture rails and decorative fireplaces, further enhance the property's period charm and character.

Externally, the property enjoys a delightful, secluded rear garden boasting a sunny southerly aspect, laid predominantly to lawn with a patio area ideal for outdoor dining and entertaining, together with useful gated side access. To the front, there is the convenience of off-road parking for one vehicle.

Combining generous living space, Victorian character and an enviable location, this charming home presents an exciting opportunity for purchasers looking to modernise and create a wonderful long-term family residence. Offered for sale with no ongoing chain, an internal inspection is highly recommended to fully appreciate the space, character and potential this property has to offer.

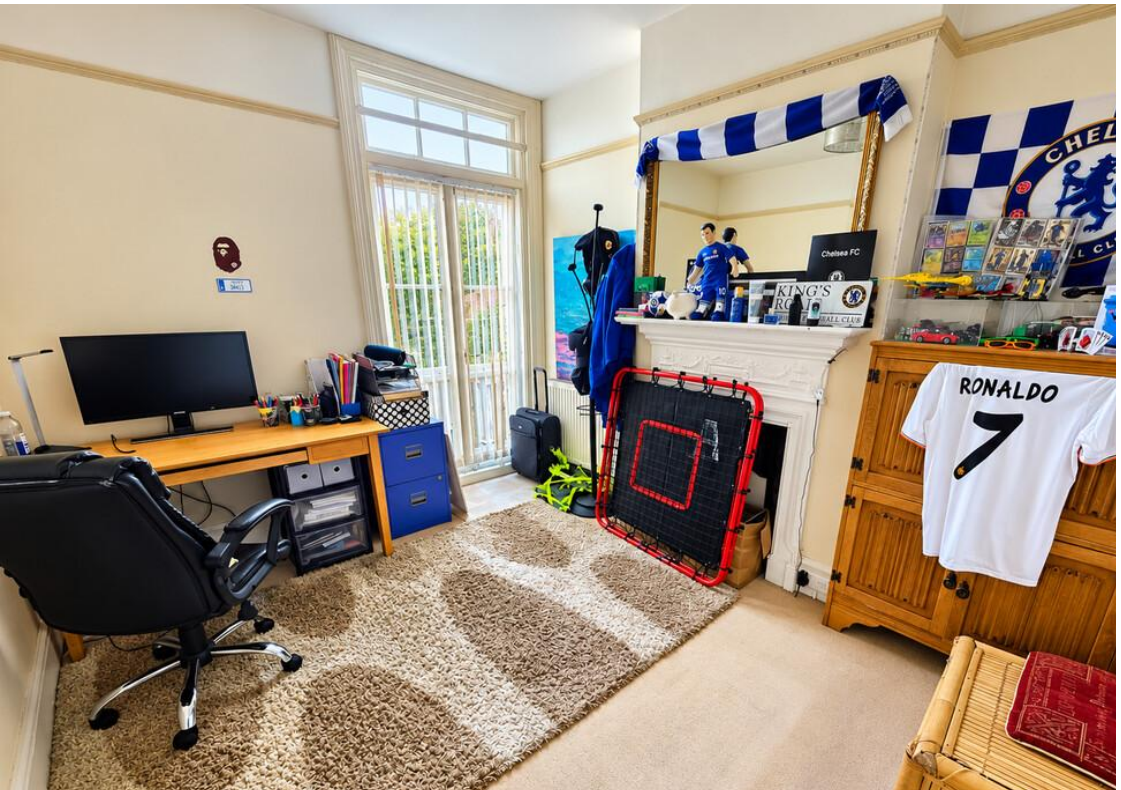
Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors’ surgery, library, community centre, community theatre, churches, and convenient 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, links to 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.

- Detached Victorian family home
- Just off Southwick Village Green
- Three double first floor bedrooms
- Two separate reception rooms
- In need of updating throughout
- Southerly aspect rear garden
- Easy reach of station, shops & amenities
- No on-going chain






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"I don't do
fashion:
I am fashion!"

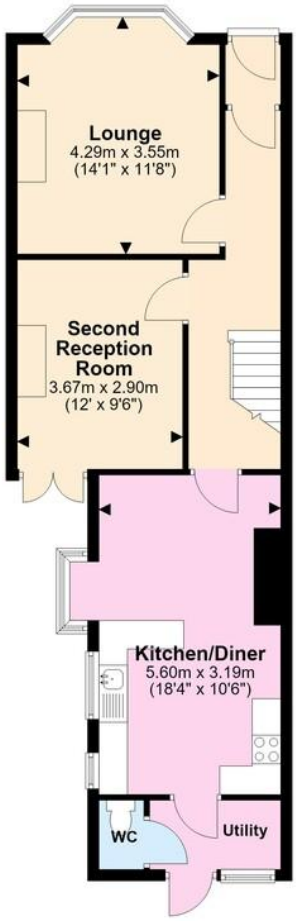








Ground Floor

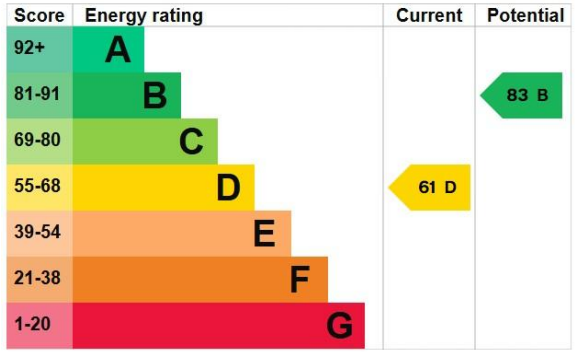


First Floor



Total area: approx. 110.2 sq. metres (1186.3 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS OR EAVES STORAGE SPACE. 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 D - £2,535.33 per annum

Tenure: Freehold

Local Authority: Adur District Council

Hyman Hill Estate & Letting Agent

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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