


# 23 Cross Road, Southwick, West Sussex, BN42 4HG

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## £625,000 - Freehold

A wonderful opportunity to acquire this substantial and beautifully presented Victorian family home, ideally situated just off picturesque Southwick Village Green. Deceptively spacious, the property offers an impressive **1,403.6 sq ft (130.4 sq m)** of accommodation, providing generous and versatile living space perfectly suited to modern family life. Ideally positioned within easy reach of local shops, amenities, the railway station and the highly regarded Shoreham Academy, with its Outstanding Ofsted rating, this exceptional property offers an enviable combination of period charm, space and convenience.

Having been extensively extended and thoughtfully improved, this gorgeous home boasts spacious, versatile and beautifully appointed accommodation arranged over three floors, making it an ideal choice for growing families or those looking to upsize. The impressive high ceilings further enhance the wonderful sense of space and light, whilst reflecting the timeless elegance and character of its Victorian heritage. The ground floor welcomes you with a charming bay-fronted lounge, featuring an attractive log-burning stove set within a delightful fireplace surround, creating a warm and inviting space in which to relax. A versatile additional reception room offers the flexibility to be used as a formal dining room, home study or second sitting room, perfectly suited to a variety of lifestyles and needs whilst a convenient ground floor WC adds practicality. Undoubtedly a standout feature of the home is the stunning 25' extended kitchen/dining room to the rear. Fitted with modern fitted units and a wonderful dual aspect, this impressive space is flooded with natural light, with French doors opening directly onto the westerly aspect rear garden, seamlessly connecting indoor and outdoor living. To the first floor, an impressive 15'8 full-width, bay-fronted double bedroom enjoys delightful open views towards Southwick Rest Garden. Two further generously proportioned double bedrooms and a well-appointed family bathroom complete the accommodation on this level. Occupying the second floor is a converted principal bedroom suite. Enjoying a lovely dual aspect, this peaceful retreat benefits from its own contemporary en-suite shower room.

Externally, the property continues to impress. The beautifully landscaped westerly aspect rear garden extends to approximately 80', offering a wonderful setting for outdoor entertaining, relaxation and family enjoyment. An attractive combination of shaped decking and patio areas adjoins the rear of the house, providing ample space for alfresco dining and summer gatherings. Beyond, an expanse of lawn is complemented by a charming pebble pathway leading to a useful garden shed. An abundance of established flowers, mature shrubs and trees creates a delightful garden setting. To the front, the property enjoys a a deep and generous frontage, predominantly laid to slate chippings, providing valuable off-road parking for several vehicles.

Combining timeless Victorian charm with generous contemporary living spaces, four double bedrooms, a superb extended kitchen/diner and a beautiful west-facing garden, this truly impressive family home has so much to offer. An internal inspection is highly recommended to fully appreciate the space, character and wonderful lifestyle opportunity this exceptional property presents.

- Extended Victorian family home (1,403 sq. ft / 130.4 sq m)
- Four double bedrooms
- Arranged over three floors
- Two separate reception rooms
- 25'3 modern fitted kitchen/diner
- Master bedroom with en-suite
- West facing rear garden
- Deep frontage affording off road parking for several cars




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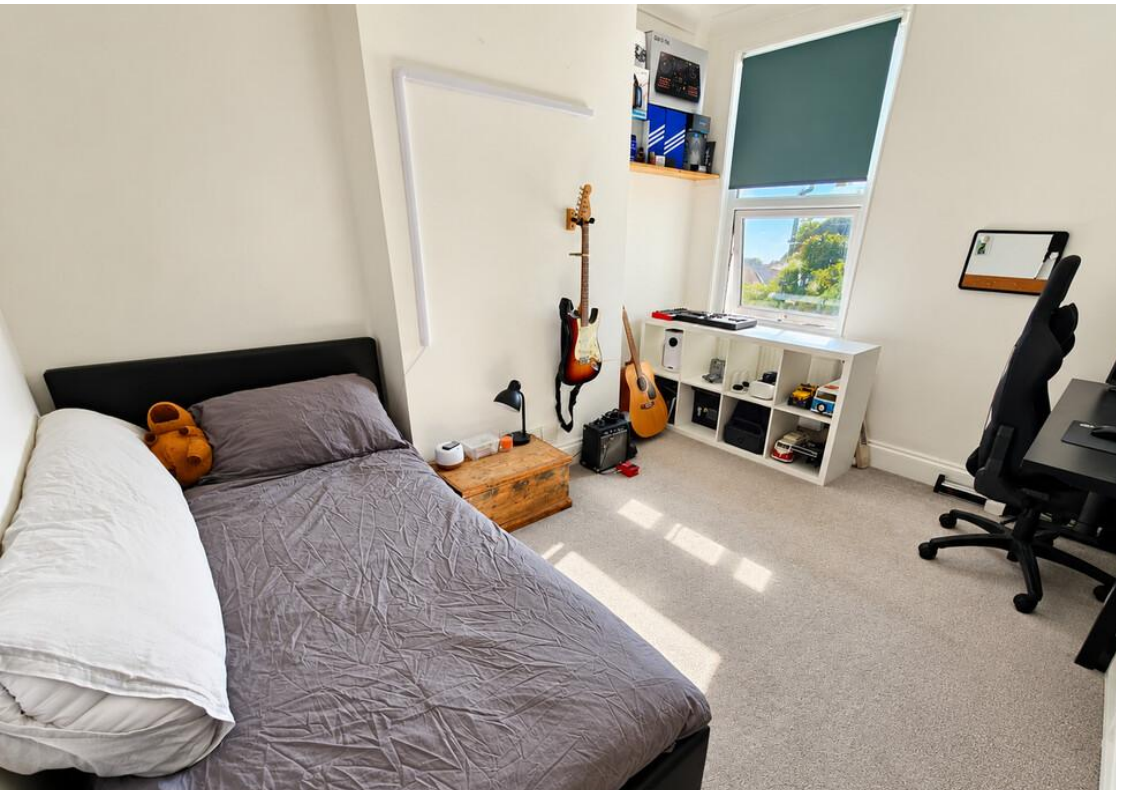



























Total area: approx. 130.4 sq. metres (1403.6 sq. feet)

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 (2026/2027)

**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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