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Estate & Letting



Hill
Agent



7 Millcroft Gardens, Southwick, West Sussex, BN42 4RW

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'Offers in Excess of' £700,000 - Freehold

Positioned within a sought-after and quiet cul-de-sac, this beautifully presented and substantially extended detached residence offers a rare opportunity to acquire a truly versatile and spacious family home. Set on a generous plot, the accommodation is impressively deceptive—offering 'Tardis'-like proportions that must be viewed to be fully appreciated.

At the heart of the home lies a stunning **25'7" x 23'4" open-plan kitchen/living/dining area**, thoughtfully designed with modern family living in mind. This expansive space is flooded with natural light and seamlessly connects to the **beautifully landscaped rear garden** through sleek bi-fold doors. A **contemporary freestanding wood-burning stove** adds warmth and character, creating a stylish and inviting focal point. The **ground floor** also features a **separate utility room**, a **contemporary shower room**, and a **bay-fronted double bedroom**, ideal for guests or multi-generational living. A further **bay-fronted reception room**, currently used as a snug, offers additional flexibility and could easily serve as a **fifth bedroom** if required. To complement the stylish interiors, **hardwood shutters** have been fitted to the majority of the ground floor windows, enhancing both privacy and aesthetic appeal.

Upstairs, the **bright and airy first floor** offers three further **generous double bedrooms**, including a **spacious dual aspect master suite** situated to the rear. This impressive room enjoys **elevated views across Southwick and towards the sea** and is complete with a **stylish en-suite shower room** and a versatile **9'2" x 7'10" room**—currently used as a dressing room, but equally suited to a **home office, nursery**, or

even **kitchenette** (subject to necessary consents) to create a self-contained living space. A **contemporary family bathroom** with **separate shower cubicle** completes the upper level.

A **real feature of this home** is the **stunning and secluded rear garden**. A raised decking area leads down to a patio—perfect for al fresco dining or simply unwinding in peaceful surroundings. The remainder of the garden is laid to a **manicured lawn**, surrounded by **well-stocked and mature flower, shrub, and tree borders**, creating a private and picturesque outdoor space. Set within the garden is an impressive **14'9" x 12' dual-aspect garden room** with bi-fold doors, allowing you to truly enjoy the view from within. Currently used as a **gym/TV room with power and lighting to inside and out**, this versatile space would also make an excellent **home office, hobby room, guest room, or teenage retreat**.

Further benefits include a **tandem garage measuring 27'3" in length** with power and light, offering excellent storage or workshop potential, with parking available **immediately in front** of the garage as well as hardstanding at the front of the property.

Whether you're looking for a space to grow, room to work from home, or a peaceful retreat with exceptional entertaining potential, this property truly delivers. A rare find in such a sought-after location—**early viewing is essential to fully appreciate all that this remarkable home has to offer**.

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- Immaculate, extended detached family home
 - Incredibly deceptive with versatile accommodation
 - Four/five double bedrooms –1/2 reception rooms
 - Impressive 25'7 x 23'4 open plan kitchen/dining/living area
 - Master bedroom with en-suite & dressing room/study room
 - Utility room, ground floor shower room & first floor bathroom
 - Stunning, secluded yet low maintenance landscaped garden
 - Garden room & 27'8 garage

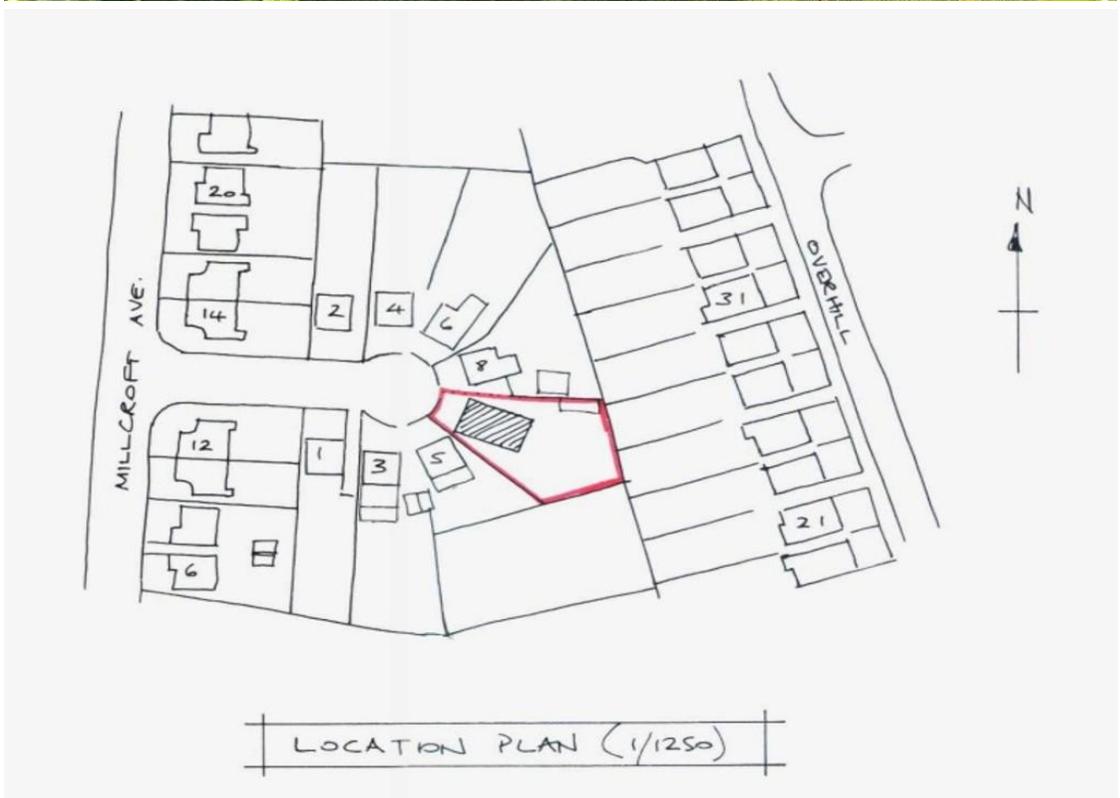


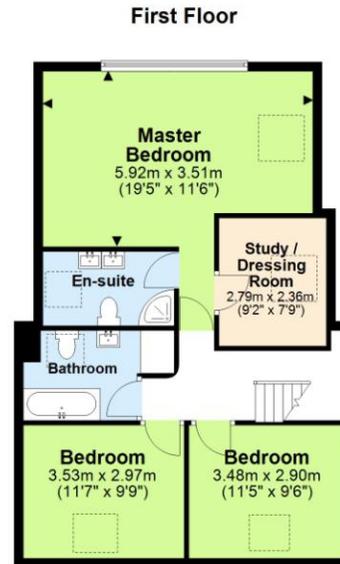
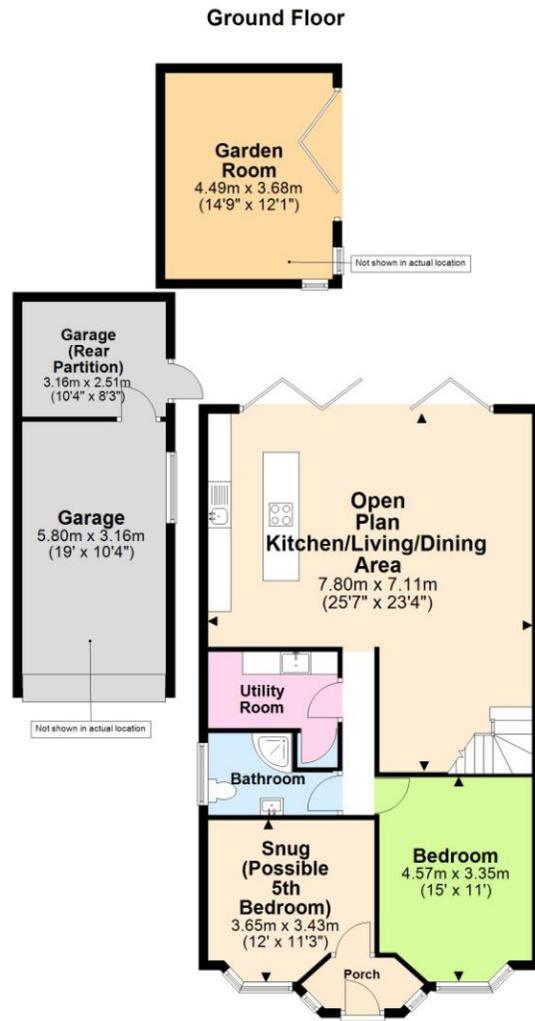












Total area: approx. 200.8 sq. metres (2161.6 sq. feet)

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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D:
£2,420.25 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.

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