

Hyman
Estate & Letting



Hill
Agent



27 Old Shoreham Road, Southwick, West Sussex, BN42 4RD

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Offers In Excess Of £410,000

“ ***A delightful family home in a convenient location with no onward chain*** ”

Hyman Hill are delighted to offer for sale this bright and spacious, well maintained semi-detached family home boasting well proportioned, contemporary accommodation in a popular and convenient location. To the ground floor there are two reception areas connected via an opening which could easily be closed off should you wish to create two separate rooms and 12'9 modern fitted kitchen. To the first floor there are three bedrooms and a spacious family bathroom which benefits from a bath as well as a shower cubicle.

Externally, is a good sized rear garden laid to lawn, garage and hardstanding to the front affording off road parking for two vehicles.

The property is perfectly positioned at the foot of the South Downs National Park offering beautiful walks - ideal if you have a dog or enjoy mountain biking! To the south, there is access to Southwick Beach via the Shoreham Port lock gates where you can enjoy paddleboarding or a morning swim.

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool. Southwick Square & Southwick Village Green are located within walking distance providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre and Gatwick being just 35 minutes drive away.

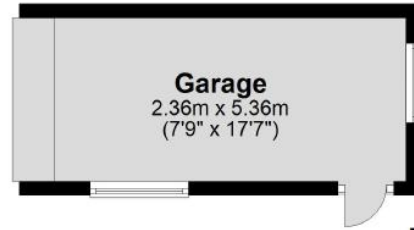
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- Semi detached family home
 - Three bedrooms
 - Two reception rooms
 - 12'9 contemporary fitted kitchen
 - Contemporary bathroom with shower cubicle
 - Garage & off road parking
 - Convenient & popular location
 - No on-going chain



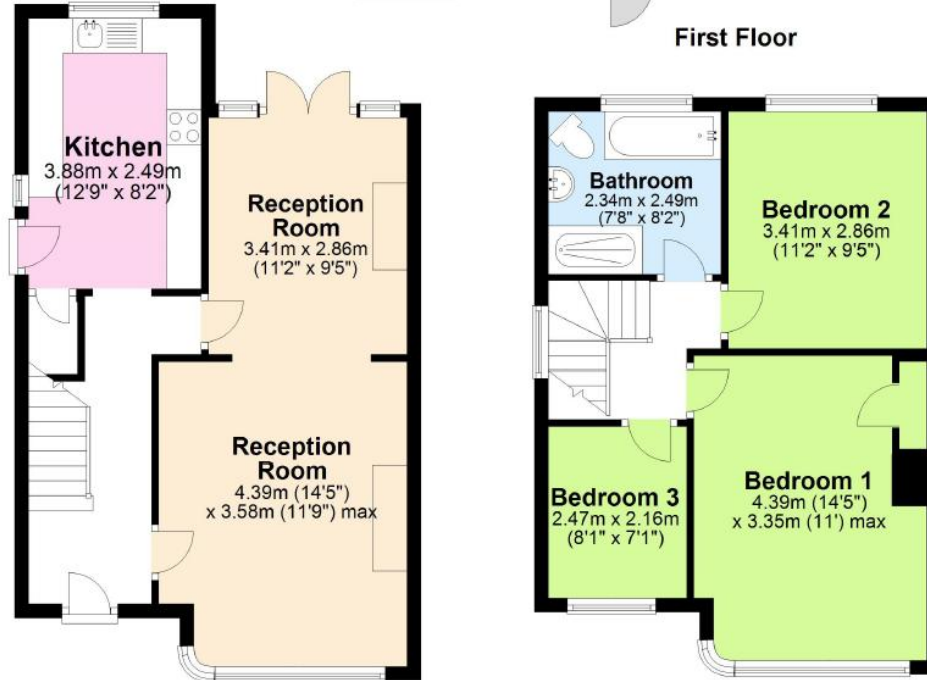




Ground Floor



First Floor



Total area: approx. 98.2 sq. metres (1056.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £1,960.13 per annum (2023/2024)

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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