

Hyman  
Estate & Letting



Hill  
Agent



104 Southwick Street, Southwick, West Sussex, BN42 4TJ

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Offers in Excess of £450,000 Freehold

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***An extended, deceptively spacious bungalow situated in a convenient location*** ”

Hyman Hill are delighted to offer for sale this extended and deceptively spacious two double bedroom semi detached bungalow situated on level ground within easy reach of amenities.

Having been well maintained by the current vendors, the property has accommodation to include, a spacious 17'4 separate dining room, extended 'L' shaped 25' x 14'5 lounge, extended 15'2 modern fitted kitchen, modern fitted shower room, double glazing and gas central heating. Externally there is an established 70' south easterly aspect rear garden, garage and off road parking to the front.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches and bus stops.

The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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- Extended semi detached bungalow
    - Two double bedrooms
    - Separate 17'4 dining room
    - Extended kitchen & lounge
  - 70' established south easterly aspect rear garden
    - Garage & off road parking
    - Convenient level ground position
      - No on-going chain











Ground Floor



Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

**Council Tax:** C £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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