

Hyman
Estate & Letting



Hill
Agent



9 Park Lane, Southwick, West Sussex, BN42 4DL

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£485,000 Freehold

“

A substantial family home with four good sized bedrooms just off Southwick Green

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Hyman Hill are delighted to offer this imposing semi detached family home with four good sized first floor bedrooms situated in a popular road just off Southwick Village Green. Boasting deceptive and versatile accommodation, this property has benefits to include; two spacious separate reception rooms, fitted kitchen, 14'6 utility room leading to a lean-to, first floor family bathroom and gas central heating. In addition, both reception rooms and all the bedrooms feature cast iron fireplaces adding to the charm and character that oozes throughout.

Externally, there is a secluded rear garden that measures approximately 80' and offers a favoured sunny south-westerly aspect.

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. McDonald's and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy walking distance 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.

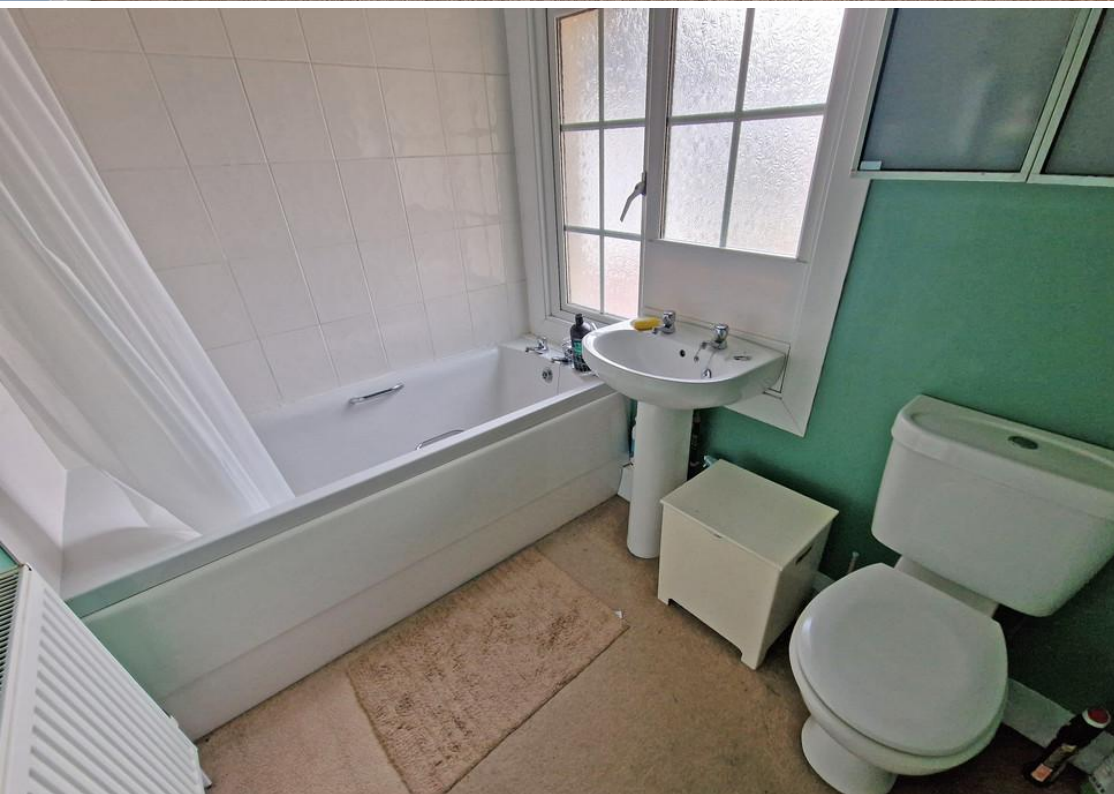
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- Substantial semi detached family home
 - Four good sized bedrooms
 - Two separate reception rooms
 - Just off Southwick Village Green
 - Kitchen and utility room
 - Approx. 80' south-west facing rear garden
 - Close to station & amenities
 - No on-going chain

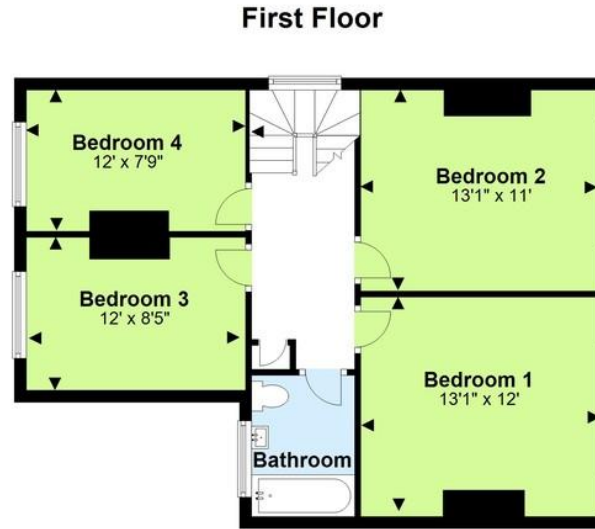
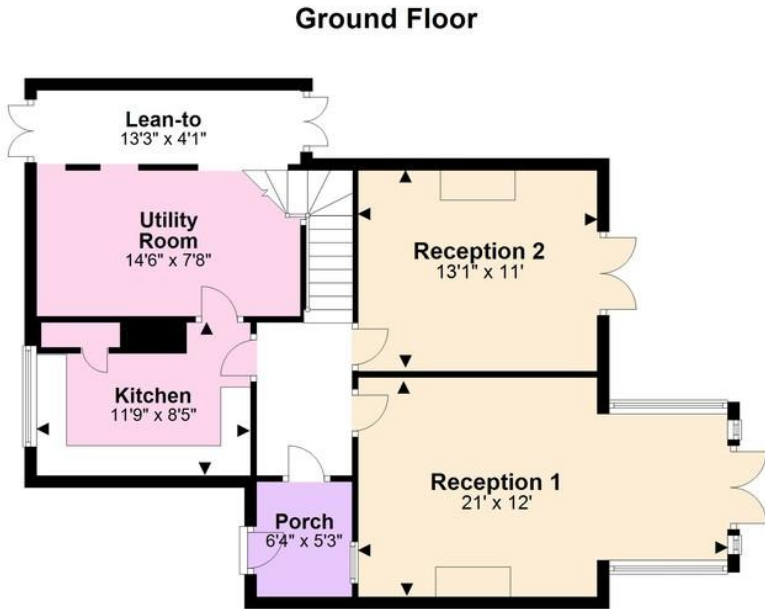












Total area: approx. 1411.1 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: E £2,695.18 per annum (2023/2024)

Tenure: Freehold

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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