

Hyman
Estate & Letting



Hill
Agent



46 Underdown Road, Southwick, West Sussex, BN42 4HL

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£485,000 Freehold



A delightful, renovated character home, close to Southwick Green and within Shoreham Academy catchment



Hyman Hill are delighted to offer for sale this charming two double bedroom end of terrace older style home situated in a sought after road and within easy reach of all amenities.

Having been the recent subject of redecoration throughout, this property boasts many features to include; spacious 25'8 dual aspect lounge through dining room with feature cast iron fireplaces, fitted kitchen leading to lovely breakfast room, two good sized first floor bedrooms and a spacious dual aspect bathroom with bath and separate shower cubicle. We understand that a Worcester combination boiler was installed in November 2022 providing gas central heating and there is double glazing throughout. Externally, there is a delightful and secluded landscaped rear garden offering a sandstone patio and freshly laid lawn enclosed by brand new timber fencing.

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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- End of terrace older style property
 - Two double bedrooms
 - Redecorated throughout
 - 25'8 lounge / diner
 - Kitchen opening onto breakfast room
 - Landscaped rear garden
 - Just off Southwick Village Green
 - No on-going chain









Total area: approx. 919.1 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: C £1,301.40 per annum (2023/2024).

Freehold: 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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