

Hyman  
Estate & Letting



Hill  
Agent



13 The Twitten, Southwick, West Sussex, BN42 4DB

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£399,950 - Freehold

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***A detached older style two double bedroom home with large garden and private driveway to garage***



Hyman Hill are delighted to offer for sale this spacious two double bedroom detached home situated in a popular level ground location being just a stones throw from all amenities and railway station.

Although the property requires modernisation throughout, it boasts a great deal of potential and has accommodation to include; two separate reception rooms, ground floor WC, fitted kitchen, two first floor double bedrooms, fitted shower room, separate spacious WC with an additional wash hand basin, double glazing and gas central heating. Externally, there is a spacious mature rear garden measuring approximately 55' long and a favoured private driveway to a garage.

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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- Detached older style property
    - Two double bedrooms
  - Two separate reception rooms
    - Ground floor WC
  - Large rear garden
  - Private drive to garage
  - In need of updating throughout
  - Just off Southwick Village Green



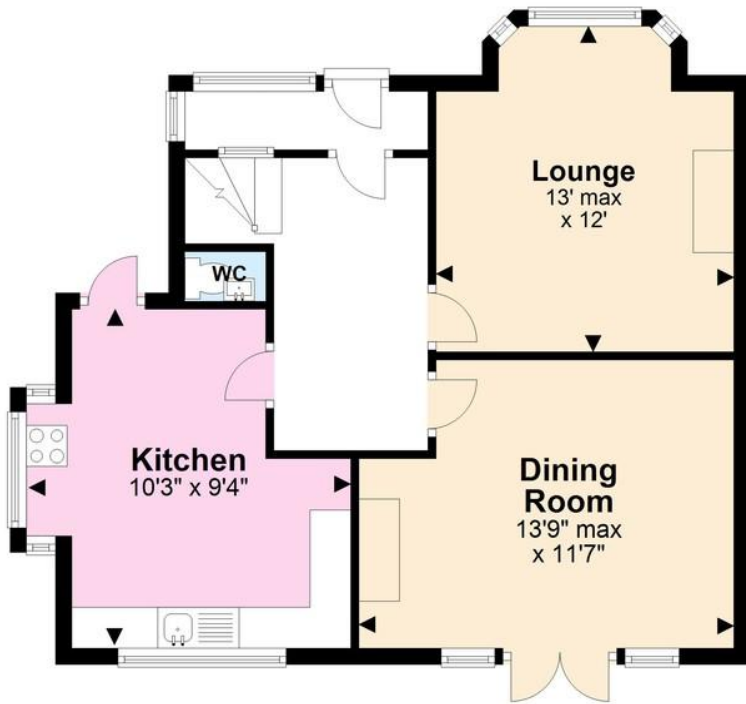








### Ground Floor



### First Floor



Total area: approx. 1082.8 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		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** C - £1,960.13 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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