



6 The Croft, Southdown Road, Southwick, West Sussex, BN42 4FT

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‘Offers in Excess of’ £275,000 - Share of Freehold



A spacious two double bedroom apartment situated in a highly sought after development and road ”

Hyman Hill are delighted to offer for sale this spacious two double bedroom first floor apartment situated in this highly sought after purpose built development positioned on level ground within easy walking distance of all amenities and transport links.

Well presented throughout in a neutral décor, the property has features to include; spacious 22'8 lounge/diner having dual aspect full height double glazed windows enjoying views over the well maintained grounds, modern fitted kitchen and bathroom, built in wardrobes to both bedrooms, built in storage cupboards to the entrance hall, double glazing, gas central heating, a share of the freehold interest and the lease has a remainder of 999 years.

Externally the property benefits from a single garage that is situated in a small compound to the rear of the development and there are communal whirly gig washing lines and resident only parking bays.

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.

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 a morning swim and a coffee at Carats Café.

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- First floor purpose built apartment
 - Two double bedrooms
 - Highly sought after level ground development
 - Easy reach of amenities & transport links
 - 22'8 dual aspect lounge/diner
 - Fitted kitchen & bathroom
 - Double glazing & gas central heating
 - Garage en-bloc







First Floor



Total area: approx. 841.8 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C
£2,074.17 per annum
(2024/2025)

Tenure: Share of Freehold

Service Charge: £728 every six months.



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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