



**Hyman**  **Hill**  
Estate & Letting Agent

**£375,000 Freehold**

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## 29 Old Barn Way, Southwick, BN42 4NS

- Spacious & immaculate family home
- Three good sized bedrooms
- 22'4 lounge/diner
- 20'4 modern fitted kitchen/b'fast room
- Ground floor cloakroom
- Bathroom & shower room
- West facing rear garden
- No on-going chain



## INTRODUCTION

Hyman Hill are delighted to offer for sale this deceptively spacious, immaculate family home situated in a cul-de-sac location being on level ground and within easy reach of amenities.

This well proportioned property has benefits to include on the ground floor; a spacious open plan 22'4 x 17'7 'L' shaped lounge/diner, contemporary fitted 20'4 spacious open plan kitchen/breakfast room, ground floor WC and the former kitchen now offers storage units and appliances together with a useful breakfast bar. To the first floor there are three good sized bedroom, a modern fitted bathroom and a separate shower room. Externally, a sunny rear garden boasts a favoured west facing and secluded aspect with fantastic areas to socialise together with a brick built shed affording an area with lots of possibilities.

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.

### ENTRANCE PORCH

Double glazed French doors to front, tiled walls, tiled flooring, front door with obscured double glazed leaded light stain glass panel leading to:

### OPEN PLAN LOUNGE/DINER

22' 4" at longest point x 17' 7" at widest point, narrowing to 9' 9" (6.81m x 5.36m) Two double glazed windows to front, two radiators, stairs rising to first floor landing with storage cupboard under, grey oak effect flooring, glazed double doors leading through to the spacious kitchen/breakfast room, glazed double doors giving access to the former kitchen, door to:

### GROUND FLOOR WC

Obscured double glazed window to front. White suite with chrome fittings incorporating; low level button flush WC, wall mounted wash hand basin, heated ladder towel rail, built in low level storage cupboard housing 'Ideal' combination boiler, tiled walls, grey oak effect flooring.

### SPACIOUS KITCHEN/BREAKFAST ROOM

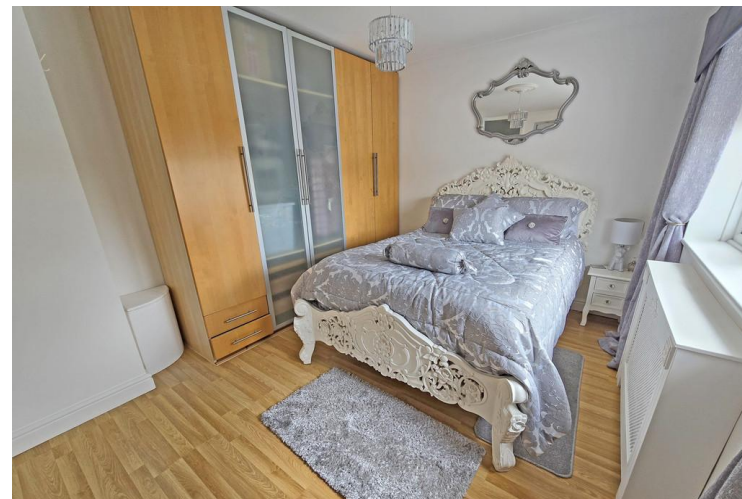
20' 4" x 10' 0" (6.2m x 3.05m) Double glazed French doors with double glazed sidelight windows overlooking and leading to the delightful westerly aspect rear garden. Continuation of matching black high gloss fronted base, drawer and wall mounted units with under unit illumination and contrasting butchers wood block effect work surfaces incorporating; inset one and a half bowl single drainer sink unit with monobloc mixer tap, inset four ring

electric 'Hoover' induction hob with concealed extractor unit above, space and plumbing for washing machine, space and plumbing for dishwasher, matching island with storage cupboards below, continuation of grey oak effect flooring, opening leading through to:

### CONTINUATION OF KITCHEN

10' 6" x 9' 8" (3.2m x 2.95m) Built in range of black high gloss fronted floor to ceiling units incorporating; fitted eye level 'Indesit' double oven, integrated upright fridge/freezer, butcher wood block effect breakfast bar with space for stools under, access to spacious under stairs recess, radiator, continuation of grey oak effect flooring, glazed double doors giving access to the lounge/diner.







### **LANDING**

Recessed former airing cupboard housing slatted shelving, loft hatch giving access to roof void, doors leading to:

### **BEDROOM ONE**

13' 3" at widest point x 10' 8" (4.04m x 3.25m) Double glazed westerly aspect window to rear, fitted wardrobes, radiator.

### **BEDROOM TWO**

11' 8" x 9' 7" (3.56m x 2.92m) Double glazed window to front, fitted wardrobes, radiator.

### **BEDROOM THREE**

11' 0" x 7' 0" (3.35m x 2.13m) Double glazed window to front, radiator, recessed built in wardrobe, fitted high level storage units.

### **BATHROOM**

Obscured westerly aspect window to rear. White suite with chrome fittings incorporating; panel enclosed bath having mixer tap and wall mounted shower attachment over, low level WC, radiator, tiled walls.

### **SEPARATE SHOWER ROOM**

Step in tiled shower cubicle with glass door to front housing wall mounted recessed thermostatic shower valve, riser rail and shower attachment.

### **WEST FACING REAR GARDEN**

Boasting a favoured secluded and sunny westerly aspect. Laid to patio for ease of maintenance and enclosed by panelled fencing and walling. Access to the garden room and brick built shed, lean-to with built in seating area, gate providing rear access.

### **BRICK BUILT SHED**

12' 4" x 8' 9" (3.76m x 2.67m) Providing a fantastic versatile space. Double glazed door and window to front, power and light, smoothed ceiling with inset spotlighting, wood effect flooring.

### **GARDEN ROOM**

15' 1" x 4' 6" (4.6m x 1.37m)

### **FRONT**

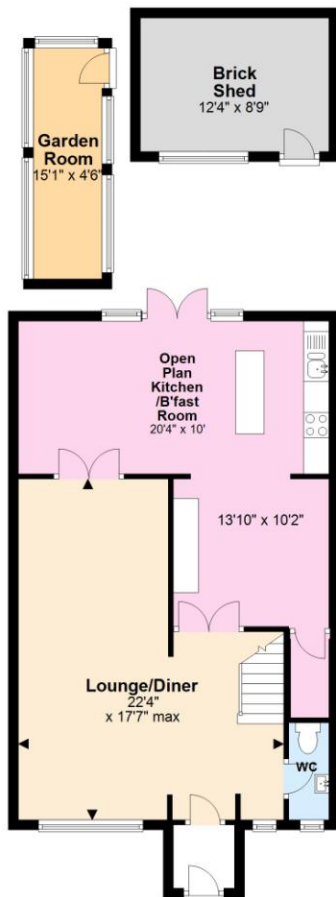
Forecourt with provision for off road parking for one vehicle (subject to kerb lowering), remainder laid to lawn and enclosed by low level pillared walling.





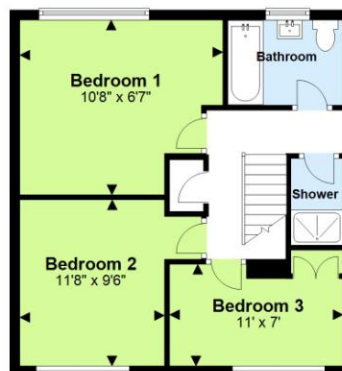
### Ground Floor

Approx. 851.7 sq. feet



### First Floor

Approx. 478.3 sq. feet



Total area: approx. 1330.0 sq. feet

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

29 Old Barn Way, Southwick

### COUNCIL TAX BAND

Tax band C £2,053.69 per annum  
(2024/2025)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.