

Hyman  
Estate & Letting



Hill  
Agent



18 Greenways, Southwick, West Sussex, BN42 4QJ



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## 'Offers in Excess of' £450,000 - Freehold

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Hyman Hill are delighted to offer for sale this extended and detached 'Barclay' constructed chalet bungalow situated in a highly sought after road in a desirable residential location.

Having been well maintained by the present vendor, this property offers deceptively spacious and versatile accommodation arranged over two floors with features to include; spacious entrance hallway, 18' bay fronted lounge, five good sized bedrooms (one is presently arranged as a dining room), modern fitted kitchen leading to a delightful triple aspect pitched roof double glazed conservatory, modern fitted shower room with separate WC on the ground floor with an additional separate WC to the first floor, double glazing and gas central heating. Externally, there is a secluded rear garden having an array of established flowers and shrubs. Off road parking for several cars is provided via a block paved driveway to the front and a garage at the rear.

We highly recommend undertaking an internal inspection to fully appreciate its size and versatility.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking!

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool. Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London. There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

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- Extended & detached 'Barclay' chalet bungalow
    - 4/5 good sized bedrooms
  - Spacious, versatile & well presented accommodation
    - Highly sought after residential position
  - 18' bay fronted lounge
  - Modern fitted kitchen & shower room
  - Double glazed conservatory
  - Garage & off road parking

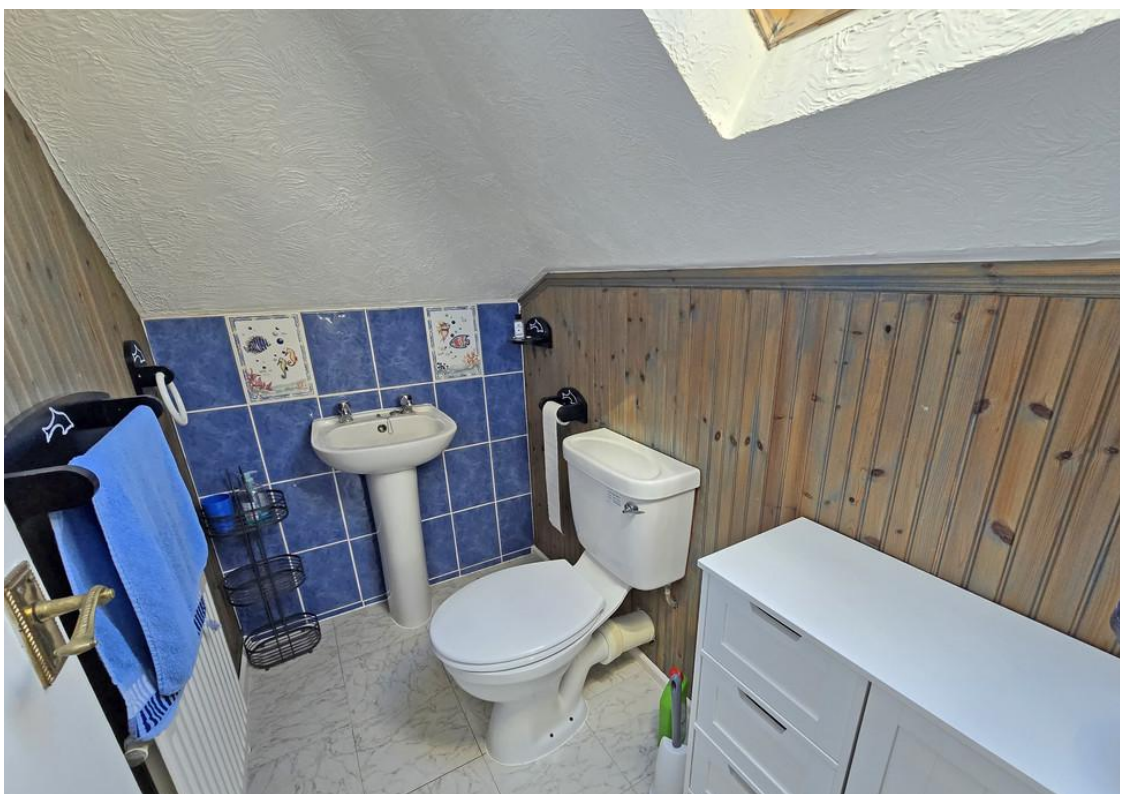












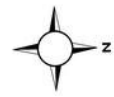
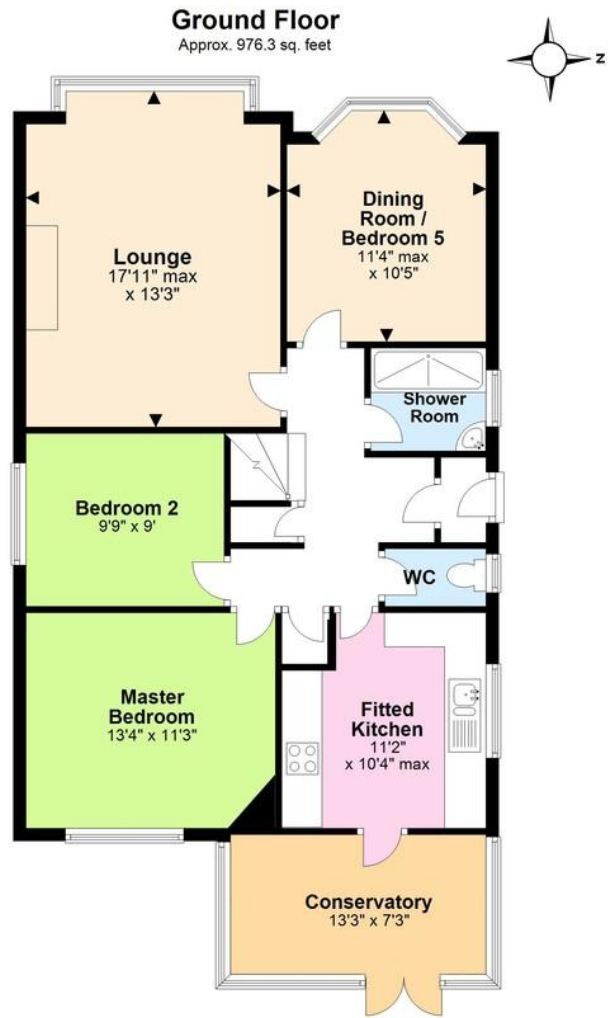












Total area: approx. 1384.9 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,310.40 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** 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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