

Hyman
Estate & Letting



Hill
Agent



16 Albert Road, Southwick, West Sussex, BN42 4GE

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£550,000

Beautifully presented and extended family home just off Southwick Green

Hyman Hill is delighted to offer for sale this stunning and extended Victorian home situated in a highly sought after road just off popular Southwick Village Green.

Offered in excellent, refurbished condition throughout with accommodation arranged over three floors, this home boasts many features to include; 25'3 dual aspect bay fronted lounge/diner with feature log burner, bespoke fitted kitchen with integrated appliances, two double bedrooms, a study/nursery and a delightful bath/shower room with roll top bath are found on the first floor with a very pleasant light and airy third bedroom third bedroom that has recently been added to the second floor.

Externally, there is a lovely, secluded, low maintenance rear garden backing onto St Micheals church having a variety of well-established flowers and shrubs. There is also a rear pedestrian access to the garden.

Southwick Village Green and Southwick Square are moments away offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre and cafes.

The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

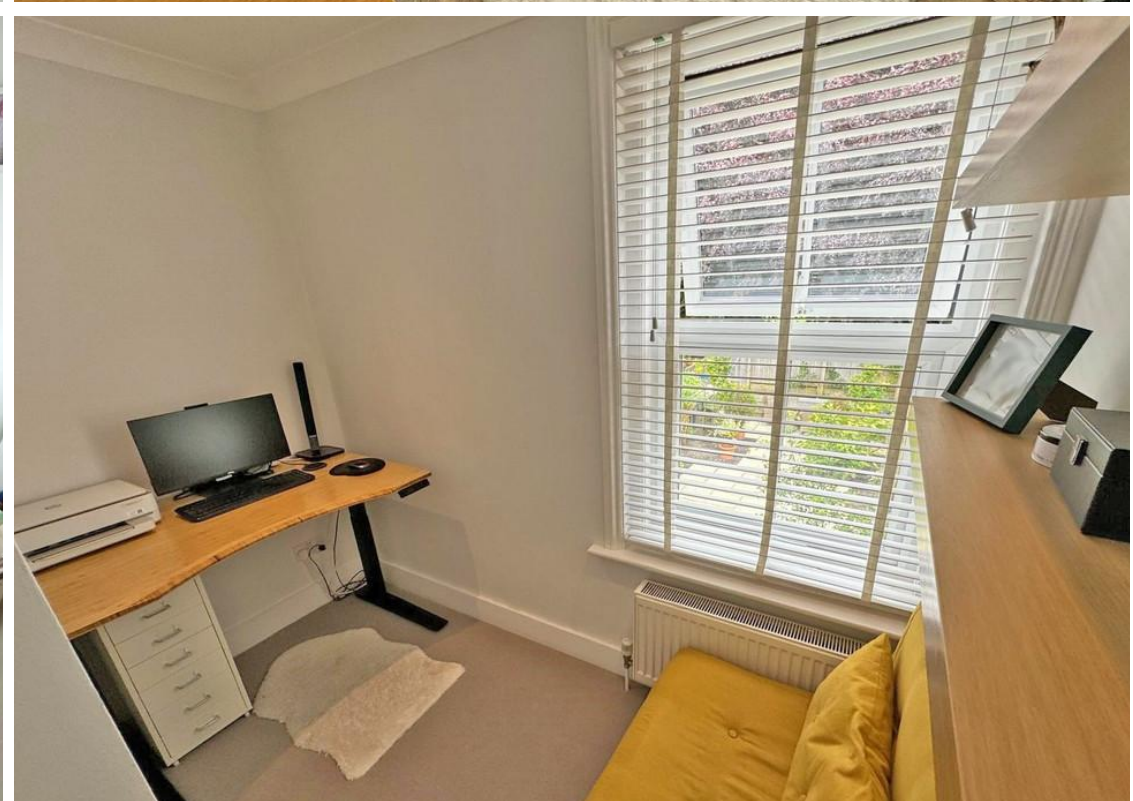
Southwick railway station is also within easy reach providing quick access to Brighton, links to London and coastal services east and west. Bus stops near by including the 700 Coastliner which provides a regular service along the coast and a short ride to Brighton & Hove.

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.

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- Extended, charming Victorian house
 - Three good sized bedrooms + study
 - Accommodation arranged over three floors
 - Excellent condition throughout
 - 25'3 lounge/diner with log burner
 - Bespoke fitted kitchen
 - Easy reach of all amenities & transport
 - No on-going chain



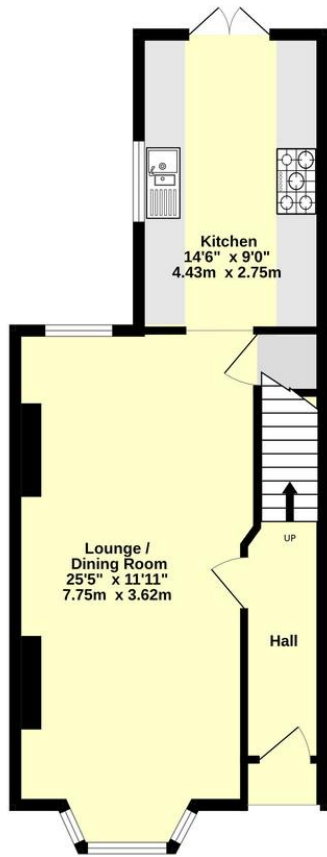




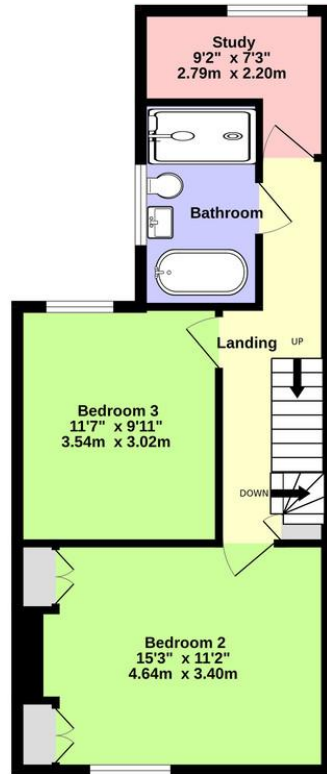




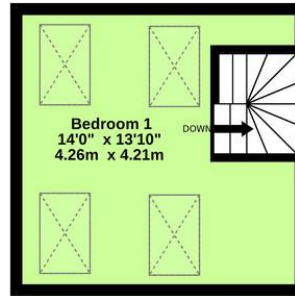
Ground Floor
485 sq.ft. (45.1 sq.m.) approx.



1st Floor
475 sq.ft. (44.2 sq.m.) approx.



2nd Floor
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	Energy efficiency chart		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C

Council Tax Cost: £2,053.69
per annum (2024/2025)

Tenure: Freehold

Local Authority: Adur Council



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

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