

Hyman

Estate & Letting



Hill

Agent



51 Prince Charles Close, Southwick, West Sussex, BN42 4PQ

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‘Offers in Excess of’ £300,000

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Hyman Hill are delighted to offer for sale this deceptively spacious family home situated in a convenient residential location, being within a favoured cul-de-sac position having ample on street parking as well as a residents car park.

Although the property requires modernisation throughout, it offers a great deal of potential, making it an ideal first-time purchase for those wishing to add their mark.

The property boasts accommodation to include; ground floor WC, 13'2 fitted kitchen with spacious pantry cupboard, full width lounge/diner opening on to the southerly aspect rear garden, three good sized first floor bedrooms, bathroom, double glazing and gas central heating.

Externally, there is a rear garden enjoying a favoured secluded sunny southerly aspect with rear access laid to patio and lawn.

An internal viewing comes as highly recommended.

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 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 just 0.7 miles away, 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.

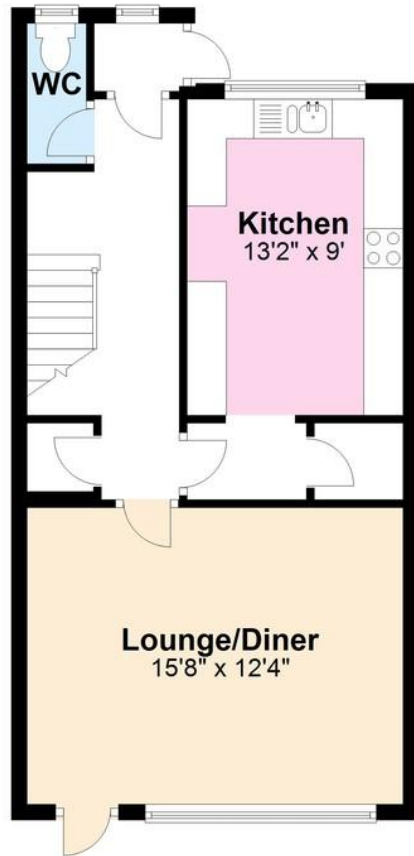
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- Mid terrace family home
  - Three good sized bedrooms
  - In need of updating - lots of potential
    - Ground floor WC
  - 15'8 southerly aspect lounge/diner
  - 13'2 kitchen/breakfast room
  - South facing rear garden
  - No on-going chain







## Ground Floor



## First Floor



Total area: approx. 947.2 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,053.69 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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