

Hyman
Estate & Letting



Hill
Agent



42 Phoenix Way, Southwick, West Sussex, BN42 4HP

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‘Offers in Excess of’ £400,000 - Freehold

Hyman Hill are delighted to offer for sale this 1930's bay fronted semi detached family home situated in a convenient and popular residential location enjoying a level ground position within easy of reach of shops, amenities, train station and Shoreham Academy secondary school.

Although the property requires updating throughout, it offers a great deal of potential and boasts accommodation to include; two separate reception rooms, fitted kitchen leading to a lean-to conservatory giving access to a ground floor WC, three first floor bedrooms and a bathroom with separate WC. Externally, there is a delightful mature rear garden and access to a 18' garage. Like other properties in the road, there is the potential to convert the front garden to off road parking, subject to necessary consents.

We highly recommend undertaking an internal inspection to fully appreciate the deceptive nature of this property, its surroundings and potential.

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.

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- 1930's bay fronted semi detached house
 - Three bedrooms
 - Two separate reception rooms
 - Ground floor WC
 - 15'6 lean-to conservatory
 - Easy reach of shops & amenities
 - Shoreham Academy catchment
 - No ongoing chain



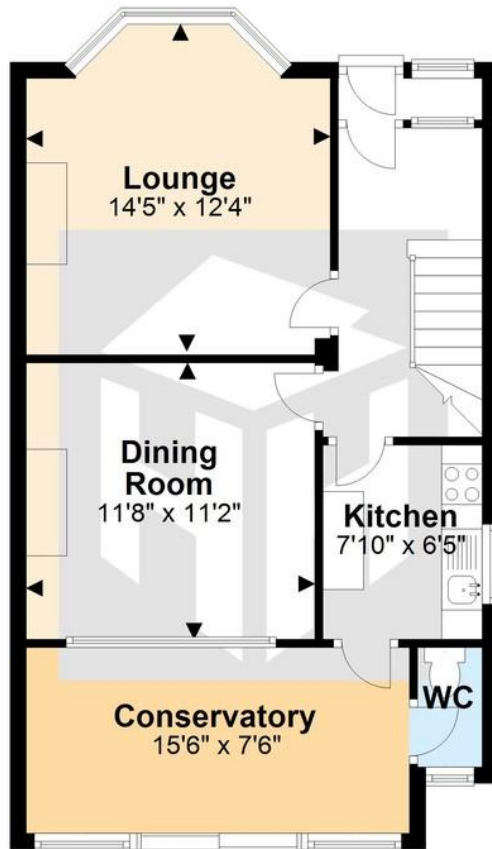




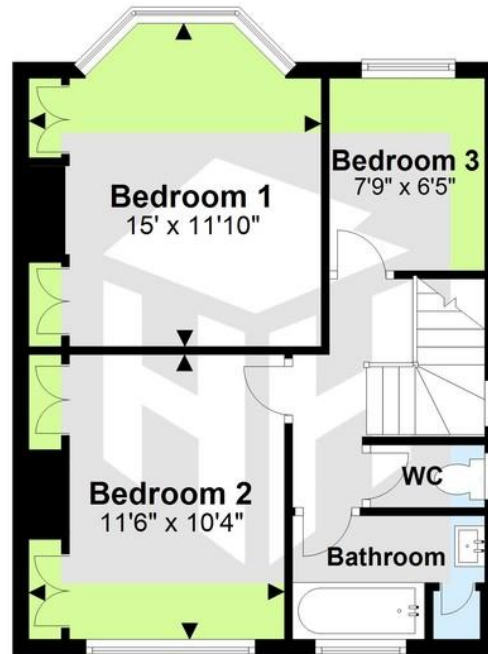




Ground Floor



First Floor



Total area: approx. 983.8 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D -£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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