

Hyman
Estate & Letting



Hill
Agent



2 Warren Court, Underdown Road, Southwick, West Sussex, BN42 4HN

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£269,950 Leasehold

Hyman Hill are delighted to offer for sale this very well presented bright and spacious two double bedroom ground floor apartment situated in a popular purpose built development enjoying a level ground position within easy reach of shops and amenities.

An ideal first time purchase of for those looking to downsize, the property boasts features to include; spacious 16'6 dual aspect lounge/diner, fitted kitchen with access to a separate utility room, two double bedrooms, fitted bathroom, double glazing and gas central heating. Externally there is a garage situated to the rear and well maintained laned communal gardens surround the development.

With the remainder of a 999 year lease, we highly recommend undertaking an internal inspection.

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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- Ground floor apartment
 - Two double bedrooms
 - Well presented throughout
 - Just off Southwick Village Green
 - 16'6 dual aspect lounge/diner
 - Fitted kitchen & separate utility room
 - Garage & communal gardens to rear
 - Remainder of 999 year lease







Ground Floor



Total area: approx. 744.8 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	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B £1,796.98 per annum (2024/2025)

Local Authority: Adur District Council.

Tenure: Leasehold

Lease: Remainder of 999 years.

Service Charge: £2,077.24 per annum.

Ground Rent: £150 per annum

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

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