

Hyman
Estate & Letting



Hill
Agent



20 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

20 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

£299,950 Freehold

“

A well presented & extended two bedroom, two bathroom house within easy reach of amenities”

Hyman Hill are delighted to offer for sale this extended, well presented two double bedroom home positioned on level ground and being within easy reach of all amenities and transport links.

Having been well maintained by the present owner, this property has features to include; separate lounge to front, extended full width 14' x 13'10 'L' shaped fitted kitchen/diner, contemporary spacious ground floor shower room, two first floor double bedrooms, fitted first floor bathroom, double glazing and gas central heating. Externally there is a delightful rear garden measuring approximately 55' that boasts a favoured sunny southerly aspect with rear access.

The property makes an ideal first purchase, buy to let investment and is perfect for those looking to downsize. With no on-going chain, we highly recommend undertaking an internal viewing for it to be fully appreciated.

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

-
- Extended two double bedroom house
 - Well presented throughout
 - 14' x 13'10 'L' shaped kitchen/diner
 - Contemporary ground floor shower room
 - Fitted first floor bathroom
 - Double glazing & gas central heating
 - South facing rear garden
 - No on-going chain



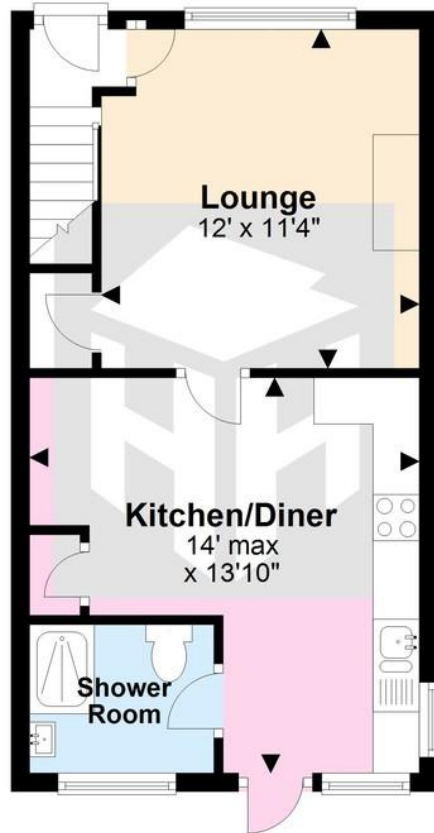




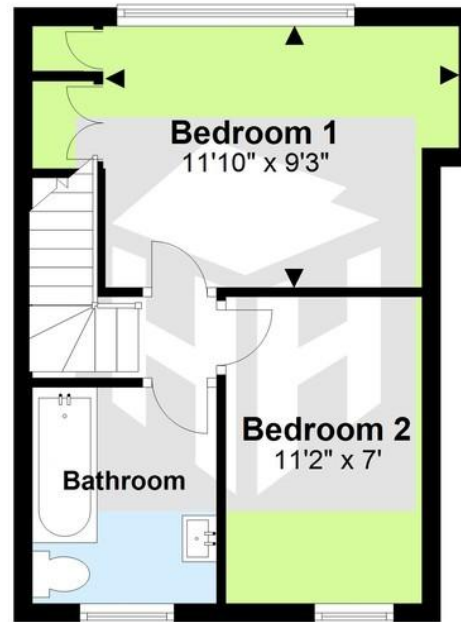




Ground Floor



First Floor



Total area: approx. 653.5 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £1,796.98 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.

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk