

Hyman
Estate & Letting



Hill
Agent



62 Holmbush Way, Southwick, West Sussex, BN42 4YD

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'Offers in Excess of' £500,000 Freehold

Hyman Hill are delighted to offer for sale this incredibly deceptive, very spacious four double bedroom, two bathroom semi detached family home situated in a favoured residential location being close to amenities and within easy reach of The Downs.

Arranged over two floors, the property boasts versatile accommodation with benefits to include; feature split level lounge/diner with doors opening onto the southerly aspect rear garden, fitted kitchen, modern fitted ground floor bathroom and first floor shower room, double glazing (with wonderful chimney top views towards the sea from the rear windows) and gas central heating.

Externally, there is a secluded rear garden boasting a favoured sunny southerly aspect with a raised decked area leading to lawn having established borders and a shared driveway gives access to a 20'1 long garage.

We highly recommend undertaking an internal inspection for this property to be fully appreciated.

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 Holmbush Way and 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 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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- Deceptive, very spacious semi detached home
 - Four double bedrooms
 - Ground floor bathroom & first floor shower room
 - Feature split level lounge/diner
 - Fitted kitchen
 - Southerly aspect rear garden
 - 20'1 garage
 - Popular residential location - close to The Downs





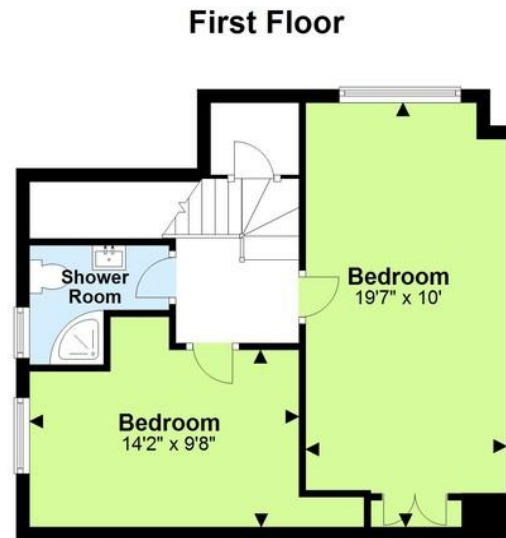
BLONDIE
JEM MORRISON











Total area: approx. 1525.0 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D -
£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.

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