

Hyman

Estate & Letting



Hill

Agent



22 Downland Avenue, Southwick, West Sussex, BN42 4RG

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‘£499,950 Freehold’

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Hyman Hill are delighted to offer for sale this extended and detached three bedroom family home situated in a sought after residential area being close to amenities and within Shoreham Academy catchment.

Offering bright and deceptive accommodation, this property boasts features to include; a spacious dual aspect 26'3 bay fronted lounge/diner, an extended 19'5 kitchen with integrated appliances, a double glazed conservatory with roof lantern, three first floor bedrooms and a modern fitted shower room with separate WC.

Externally, there is a stunning mature landscaped rear garden boasting a favoured sunny southerly aspect. Off road parking is afforded to the front.

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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- Extended detached family home
  - Highly sought after residential location
    - 26'3 lounge/diner
  - 19'5 extended kitchen with integrated appliances
  - Double glazed conservatory
  - South facing landscaped rear garden
    - Off road parking
  - Shoreham Academy catchment area

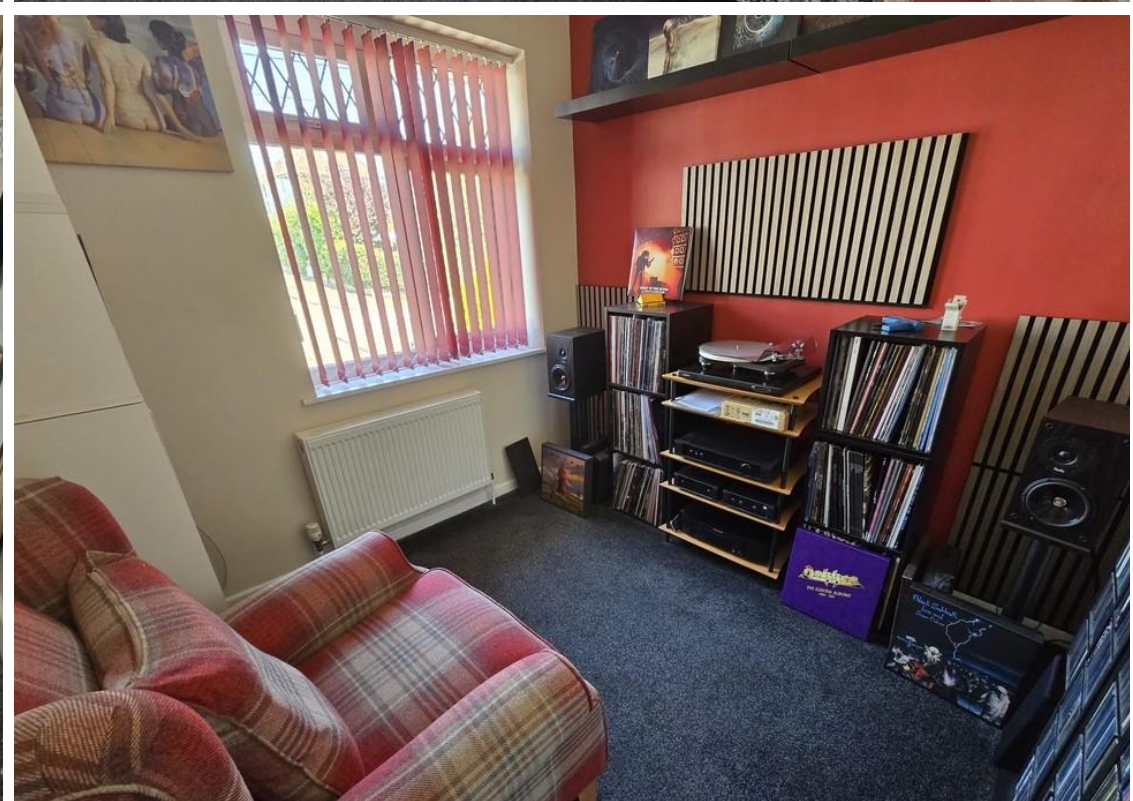






















## Ground Floor



## First Floor



Total area: approx. 1059.8 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	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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