

Hyman  
Estate & Letting



Hill  
Agent



16 Cross Road, Southwick, West Sussex, BN42 4HF



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‘Offers in Excess of’ £375,000

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Hyman Hill are delighted to offer for sale this older style two double bedroom house situated in a highly sought after residential position off Southwick Village Green and being within easy reach of amenities and transport links.

Having been much improved by the present vendors and offered for sale in immaculate condition throughout, this well proportioned property offers bright and deceptive accommodation to include; square bay fronted lounge, 15'10 modern fitted kitchen/diner, utility room, two first floor double bedrooms, contemporary bathroom, double glazing & gas central heating.

Externally, there is a delightful, low maintenance rear garden with useful rear access gate. The long front garden is ideal to convert to off road parking for numerous vehicles (subject to consents).

With no-ongoing chain, we highly recommend undertaking an internal inspection for this property 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.

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- Two double bedroom character house
    - Immaculate throughout
    - Just off Southwick Village Green
    - 15'10 modern fitted kitchen/diner
  - Modern fitted bathroom
  - Double glazing & gas central heating
  - Easy reach of amenities & transport links
  - No on-going chain









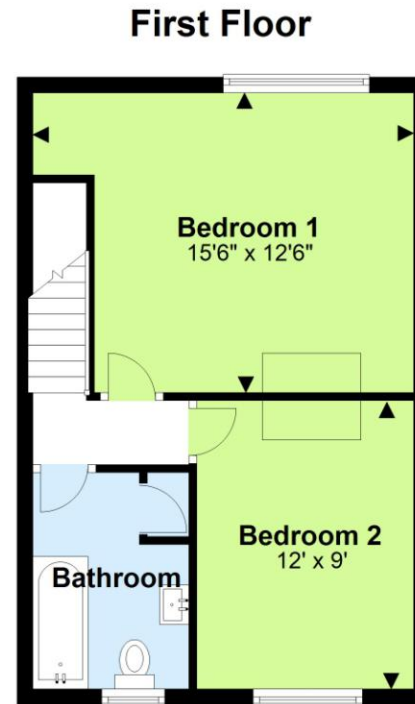
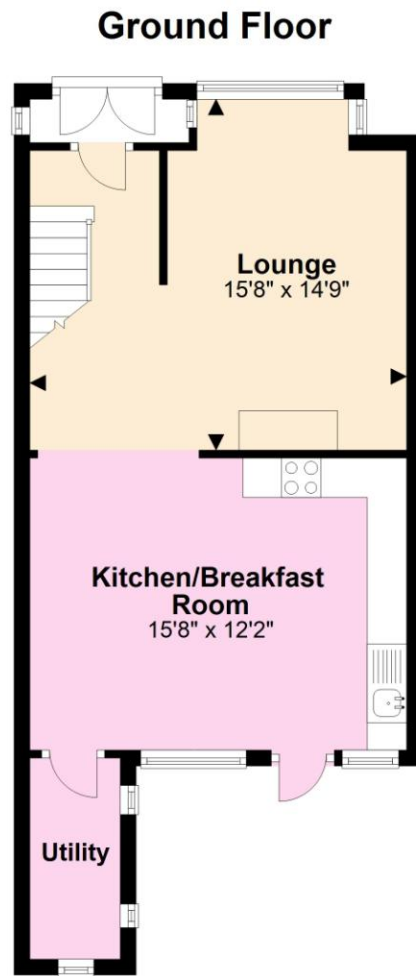












For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band C: £2,053.69

**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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