

Hyman
Estate & Letting



Hill
Agent



72 Highdown, Southwick, West Sussex, BN42 4QS

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‘Offers in Excess of’ £360,000 - Freehold

Hyman Hill are delighted to offer for sale this immaculate, well presented three bedroom family home situated in a popular residential setting being close to a good range of local amenities, sought after schools and transport links.

Arranged over two floors, the property features accommodation to include; 15'8 dual aspect lounge, 15'8 modern fitted kitchen/diner, three first floor bedrooms, contemporary family bathroom, double glazing and gas central heating.

Externally, there is a fantastic garden measuring approximately 60' boasting a favoured sunny southerly aspect featuring a full width raised decked terrace with central steps leading to lawn. To the front, there is hardstanding affording off road parking for two vehicles.

We highly recommend undertaking an internal inspection to fully appreciate this property.

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.

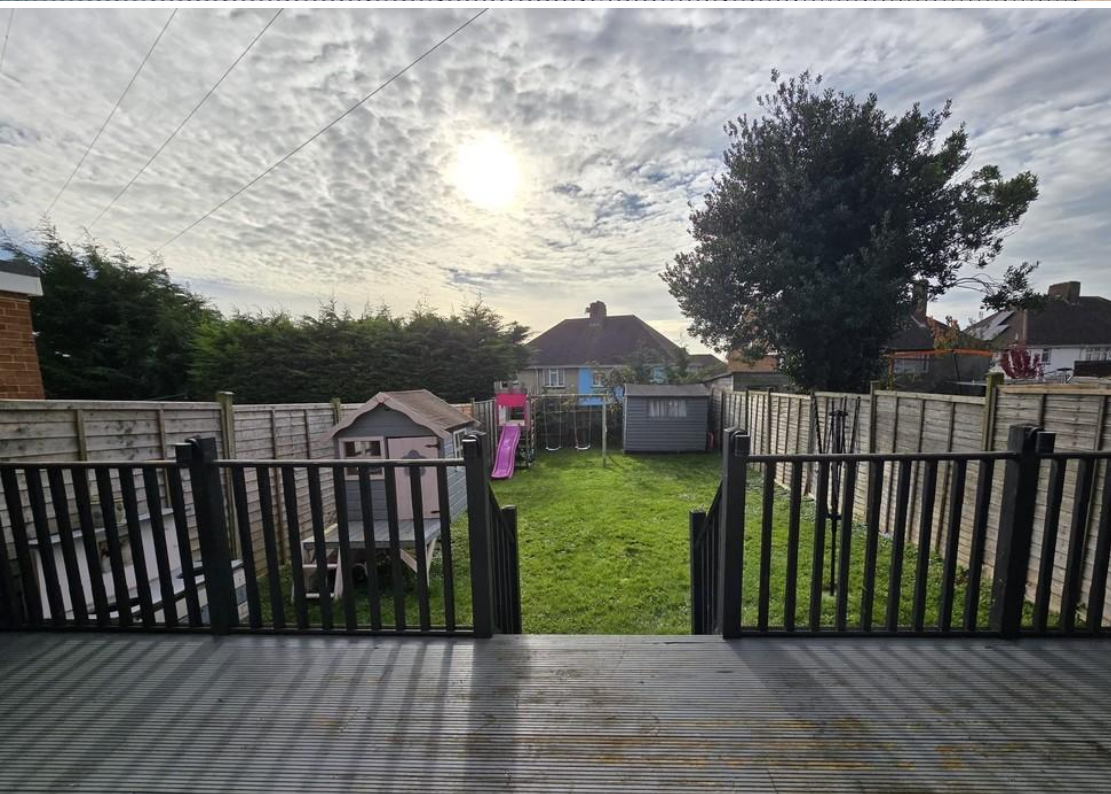
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| <ul style="list-style-type: none">• Three bedroom mid terrace home<ul style="list-style-type: none">• Well presented throughout• 15'8 modern fitted kitchen/diner<ul style="list-style-type: none">• 15'8 dual aspect lounge | <ul style="list-style-type: none">• Fantastic southerly aspect rear garden• Double glazed & gas centrally heated<ul style="list-style-type: none">• Off road parking to front• Vendor suited |
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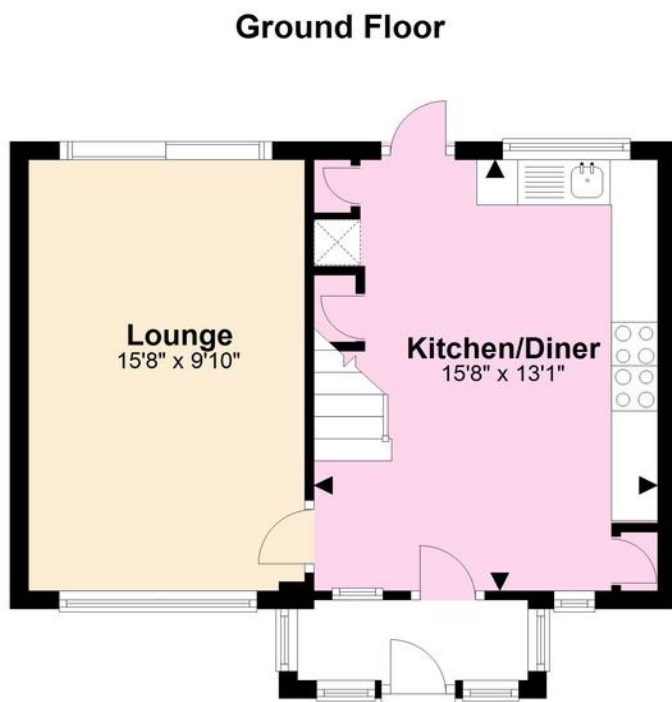












Total area: approx. 731.4 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B - £1,540.27 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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