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Estate & Letting



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Agent



78 Downland Avenue, Southwick, West Sussex, BN42 4RN

# 78 Downland Avenue, Southwick, West Sussex, BN42 4RN

## Offers In Excess Of £525,000 - Freehold

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This stunning, extended three/four bedroom property, located in the highly sought-after Downland Avenue in Southwick, offers a perfect blend of modern comfort and versatile living space, providing a stylish and functional family home.

From the entrance hallway, there is access to a bay-fronted lounge. This inviting room offers the option to be easily converted into a fourth bedroom if desired, providing added flexibility for growing families. To the rear, you'll find the impressive 'wow factor' extended open plan kitchen/living/dining area with a large central island – ideal for both cooking and entertaining. The highlight of the ground floor is the sunken reception room, a unique feature that seamlessly flows onto the low-maintenance garden that boasts a favoured sunny southerly aspect via the bi-fold doors. This tranquil outdoor space is perfect for al fresco dining or simply relaxing in the sun. The ground floor utility/shower room further adds to the convenience of the home.

Upstairs, you'll find three generously-sized along with a beautiful contemporary bathroom, complete with high-quality finishes. The property benefits from double glazing and gas central heating, while the majority of the ground floor is equipped with the added comfort of underfloor heating.

Externally, the property features an off-road parking space to the front for 2/3 cars via a resin driveway, complemented by an EV charge point.

The garage, which can be accessed independently via the side of the house, has been expertly converted into a multifunctional space. With kitchen units and a WC, it's perfect for use as a home office, gym, hobby room, or a social space for teenagers to enjoy.

This property offers a fantastic opportunity to own a truly modern home with flexible living spaces, ideal for families, professionals, or anyone in need of a comfortable and contemporary living environment. Viewing is a must!

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.

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- Immaculate, extended semi detached home
    - Three/four good sized bedrooms
  - Stunning open plan lounge/kitchen/dining area
    - Ground floor shower/utility room
  - Bi-fold doors to secluded southerly aspect garden
    - 14' x 13'7 Outside office/studio with WC
  - Off road parking with EVP
    - No on-going chain

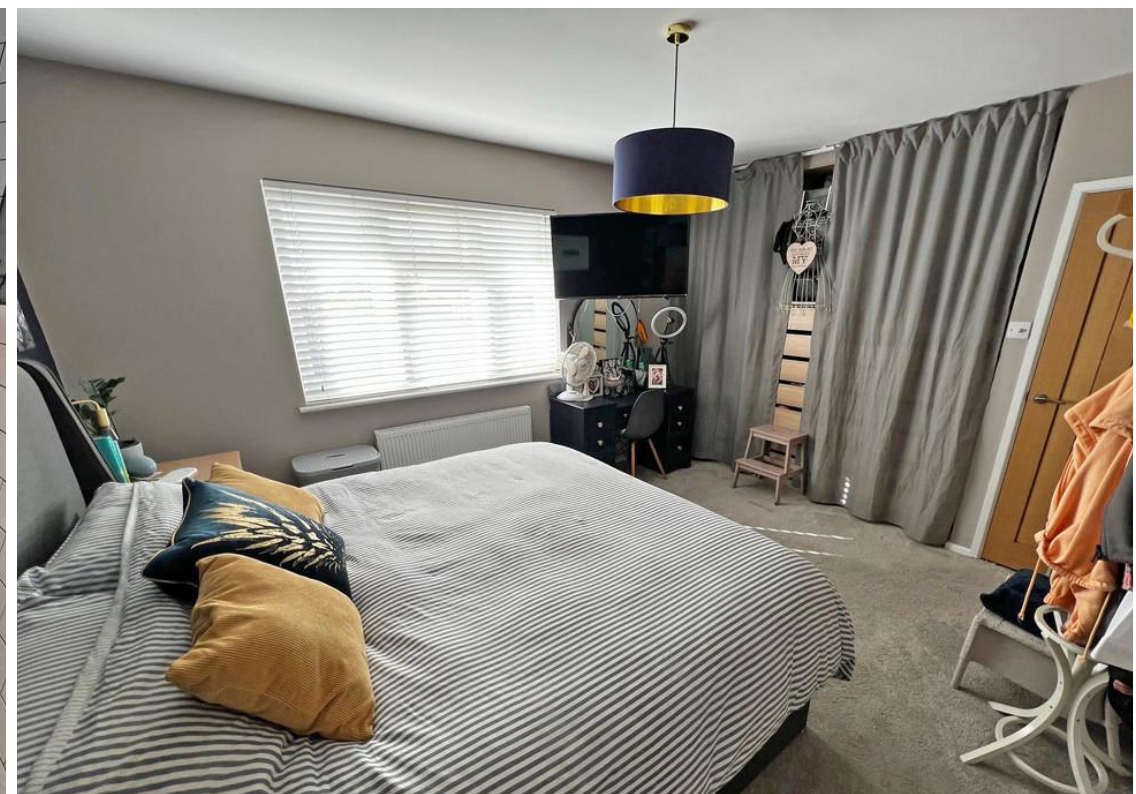
























Total area: approx. 1427.1 sq. feet

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Useful Information

**Council Tax:** £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.

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