



123 Downsway, Southwick, West Sussex, BN42 4WE

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## Offers In Excess Of £350,000 - Freehold

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Offered with no onward chain, this spacious three-bedroom semi-detached property is situated in a highly sought-after location, enjoying exceptional far-reaching southerly views across horse fields, recreational grounds, and towards the sea. This property has been occupied by the owner for 70 years and although modernisation is required, it presents a fantastic opportunity for those seeking a property to make their own and create the perfect family home.

Internally, the accommodation includes a bay fronted lounge, fitted kitchen, convenient ground floor WC, and a 10' storage room which could easily be converted into a playroom, office, or additional living space. The first floor comprises three well-proportioned bedrooms and a family bathroom. The property is double-glazed throughout and benefits from gas central heating.

Externally, the property boasts a generous rear garden with a desirable sunny southerly aspect, ideal for outdoor living. A garage with off road parking to the front is accessible via a rear vehicular road, and the property also offers direct access to the adjacent children's recreational area, making it perfect for families.

With so much potential, we highly recommend arranging an internal viewing to fully appreciate everything this home has to offer.

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.

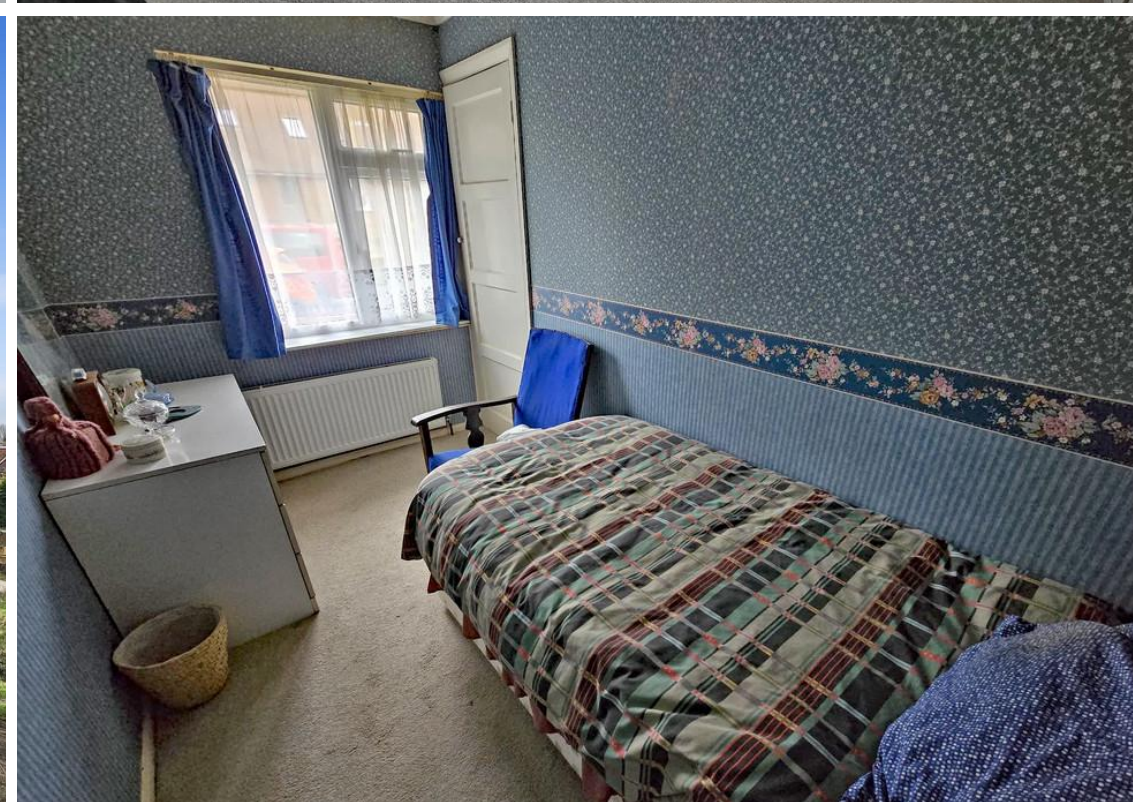
Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and 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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- Semi detached family home
  - Three good sized bedrooms
  - Outstanding panoramic open views towards the sea
  - Ground floor WC
  - Southerly aspect rear garden
  - Garage & off-road parking to rear
  - In need of updating - lots of potential
  - No on-going chain











## Ground Floor



## First Floor



Total area: approx. 847.6 sq. feet

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

**123 Downsway, Southwick**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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.

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**