

Hyman
Estate & Letting



Hill
Agent



2 Southdown Road, Southwick, West Sussex, BN42 4FT

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£599,950 Freehold

This delightful, picture-postcard cottage-style bungalow presents a unique opportunity to own a characterful property nestled within mature grounds, situated on a highly sought-after road, just off Southwick Village Green. Perfectly positioned on level ground, the property is within a stone's throw of an array of local amenities, making it an ideal location for convenience and charm.

Internally, the bungalow offers a spacious 22'2 lounge/diner featuring a traditional Inglenook fireplace, providing a cozy and inviting atmosphere. The fitted kitchen leads into a separate dining area, perfect for family gatherings or entertaining. The 16'10 master bedroom is a generous size and includes a dressing area, while the second bedroom and bathroom complete the living accommodation.

Externally, the property benefits from a stunning, established garden with a much-coveted sunny westerly aspect, perfect for outdoor enjoyment. The garden includes a paved patio area that flows into a lush lawn, bordered by well-maintained, mature borders. At the front, a private driveway offers ample off-road parking for several vehicles, leading to a 15' x 10'7 garage.

Although the property would benefit from some updating, it would be ideal for a purchaser looking to downsize, wishing to take advantage of its enviable location and fantastic potential.

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.

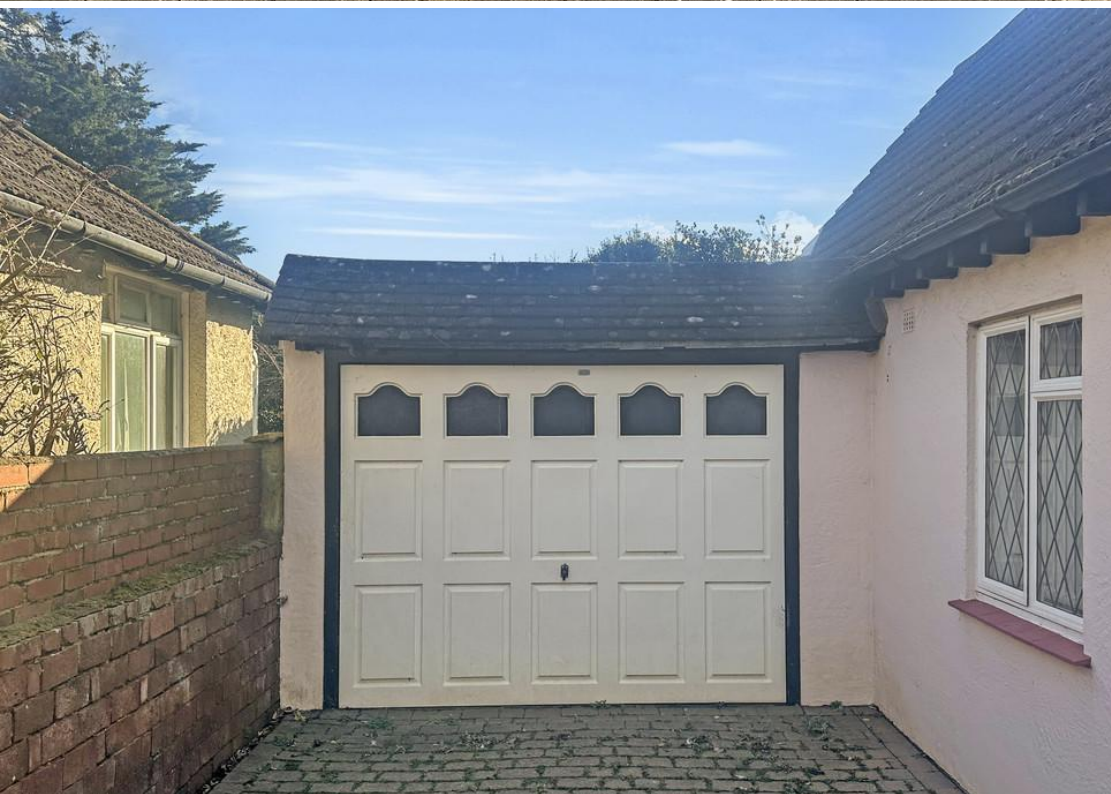
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- Rarely available detached cottage-style bungalow
 - Two bedrooms
 - Particularly sought after road off Southwick Village Green
 - 22'2 lounge diner with Inglenook fireplace
 - Set in stunning mature grounds with west facing garden
 - Private drive to garage
 - Stone's throw from amenities
 - No on going chain











Ground Floor



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement.
No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,823.82 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