



1 Southview Close, Southwick, West Sussex, BN42 4TX

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‘Offers in Region of’ £350,000

Hyman Hill are delighted to offer for sale this extended, bright and deceptively spacious two double bedroom home situated in a favoured level ground position being within easy reach of amenities and transport links.

Boasting a favoured corner position with gardens to three sides, this charming home has been extended to the ground floor which now has accommodation that features; a spacious 26'9 lounge opening into a full width modern fitted kitchen/diner, ground floor WC and utility room, two double first floor bedrooms, family bathroom, double glazing & gas central heating.

Externally, there is a recently completed landscaped rear garden with Indian sandstone patio leading from the rear of the property and continuing down the side return with the remainder having been laid to lawn. There is an allocated parking space situated directly opposite.

Ideal for first time buyers, those thinking of downsizing and buy to let investors, we highly recommend undertaking an internal inspection in order for fully appreciate this property.

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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- Extended end of terrace house
 - Two double bedrooms
 - Very well presented throughout
 - Occupying a sought-after corner position
 - Ground floor WC & utility room
 - Allocated parking space
 - Easy reach of station & amenities
 - No on-going chain



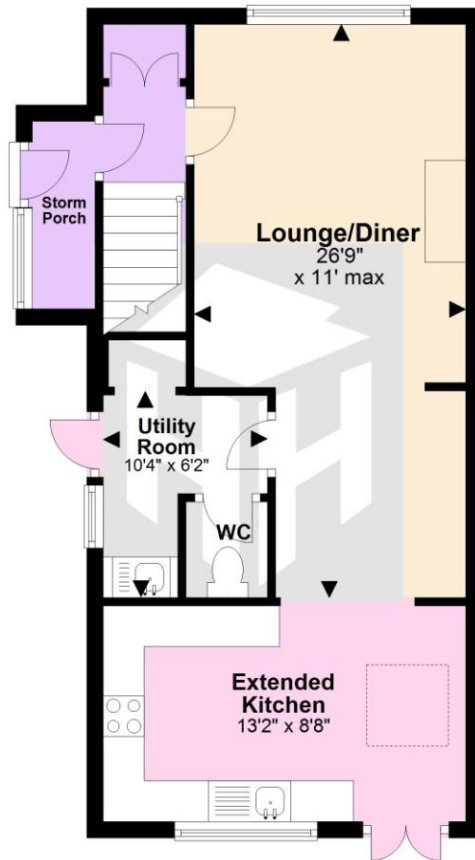








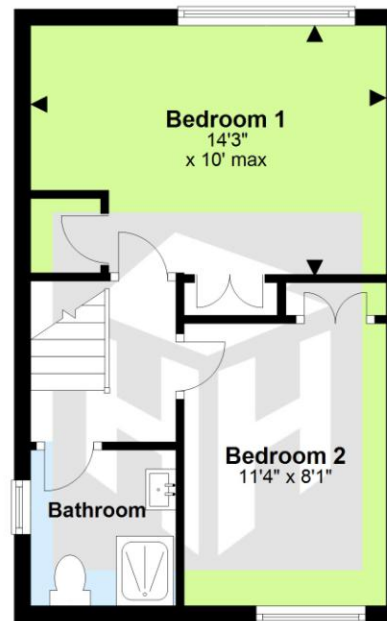
Ground Floor



Total area: approx. 819.1 sq. feet

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

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C £2,053.69 per annum.

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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