

Hyman
Estate & Letting



Hill
Agent

Hyman Hill



FOR SALE.

01273 597730

81

81 Overhill, Southwick, West Sussex, BN42 4WH

81 Overhill, Southwick, West Sussex, BN42 4WH

£599,950 Freehold

Hyman Hill are delighted to present this beautifully extended, detached chalet-style bungalow, originally constructed by Barclay, offering spacious and versatile accommodation throughout.

Situated in a sought-after location at the foot of the South Downs, this property is offered for sale with no onward chain.

The ground floor provides a bright and airy 17' bay-fronted lounge, three well-sized bedrooms, a modern fitted bathroom with a separate WC, and a kitchen that leads to a double-glazed pitched-roof conservatory. On the first floor, you'll find three additional good-sized bedrooms and a shower room. The property benefits from double glazing and gas central heating throughout.

Externally, the family-sized rear garden enjoys a sunny westerly aspect, with a patio, lawn, and mature borders, making it an ideal space for outdoor living. To the front, the block-paved driveway offers ample off-road parking for several vehicles, with shared access leading to a detached garage.

An internal viewing is highly recommended to fully appreciate the size and accommodation this delightful 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.

-
- | | |
|---|-------------------------------|
| • Extended, detached 'Barclay' chalet bungalow | • Two bathrooms |
| • Substantial, spacious & versatile accommodation | • Double glazed conservatory |
| • Five / six good sized bedrooms | • Westerly aspect rear garden |
| • One / two reception rooms | • No ongoing chain |













Total area: approx. 135.8 sq. metres (1461.8 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,958.09 per annum (2025/2026)

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