



91 Cross Road, Southwick, West Sussex, BN42 4HH

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‘Offers in Excess of’ £450,000

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Hyman Hill are delighted to offer for sale this detached two double bedroom bungalow enjoying a highly sought after residential position being on level ground and within easy reach of amenities and transport links.

Having been refurbished throughout by the present vendors, this bright and spacious property has benefits to include; dual aspect lounge with feature contemporary style log burner opening into a spacious modern fitted kitchen, double glazed conservatory, modern fitted shower room, double glazing and gas central heating. Externally, there is a low maintenance secluded rear garden boasting a favoured sunny westerly aspect and an attached garage which benefits from a water supply with sink and plumbing for washing machine. A wide frontage affords off road parking for numerous cars and is ideal for a motorhome, caravan etc.

We highly recommend undertaking an internal viewing to fully appreciate its well-proportioned accommodation and enviable location.

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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- Detached bungalow
  - Two double bedrooms
  - Refurbished condition throughout
  - Enviable location with spacious frontage
  - Open plan kitchen/living room
  - Double glazed conservatory
  - Large private drive to garage
  - Westerly aspect rear garden























## Ground Floor



Total area: approx. 1018.2 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band E £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.

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