

Hyman  
Estate & Letting



Hill  
Agent



23 Greenways, Southwick, West Sussex, BN42 4QJ

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### Offers In Excess Of £440,000 - Freehold

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Hyman Hill are delighted to offer for sale this delightful detached 'Barclay' constructed bungalow, located in a highly sought-after area, with excellent access to local amenities and transport links.

Bright, spacious, and well maintained, this property provides deceptive and flexible accommodation which in brief comprises: a 16' bay-fronted lounge, which opens into a dining area (formerly bedroom three, which could easily be reverted to a third bedroom if so required), a contemporary, dual-aspect kitchen with some integrated appliances, and a delightful double-glazed conservatory with a pitched gas filled blue roof with electric opener, offering views over the secluded, westerly-facing rear garden. There's also a modern fitted shower room with a separate WC and two generously sized double bedrooms. Additional benefits include gas central heating via a recently serviced combination boiler housed in the loft and double glazing throughout.

Externally, the property boasts a lovely, mature rear garden with a peaceful, westerly aspect and side access. A block-paved shared driveway leads to a 21'4 garage with potential for off-road parking (subject to necessary consents).

The vendor has also informed us that the property was rewired in 2007, with a further inspection in 2023.

This home is ideal for those that are downsizing as well as families looking to upsize given its excellent Shoreham Academy school catchment and the opportunities for a loft conversion like others in the road (stnc).

#### Location:

There is a selection of shops located around the corner 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 providing 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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- Detached 'Barclay' constructed bungalow
  - Two double bedrooms (formerly three)
  - 16' bay fronted lounge opening into 9'3 dining area
  - Modern fitted kitchen & shower room
  - Double glazed pitched roof conservatory
  - Westerly aspect rear garden
  - Garage
  - Highly popular location – easy reach of amenities

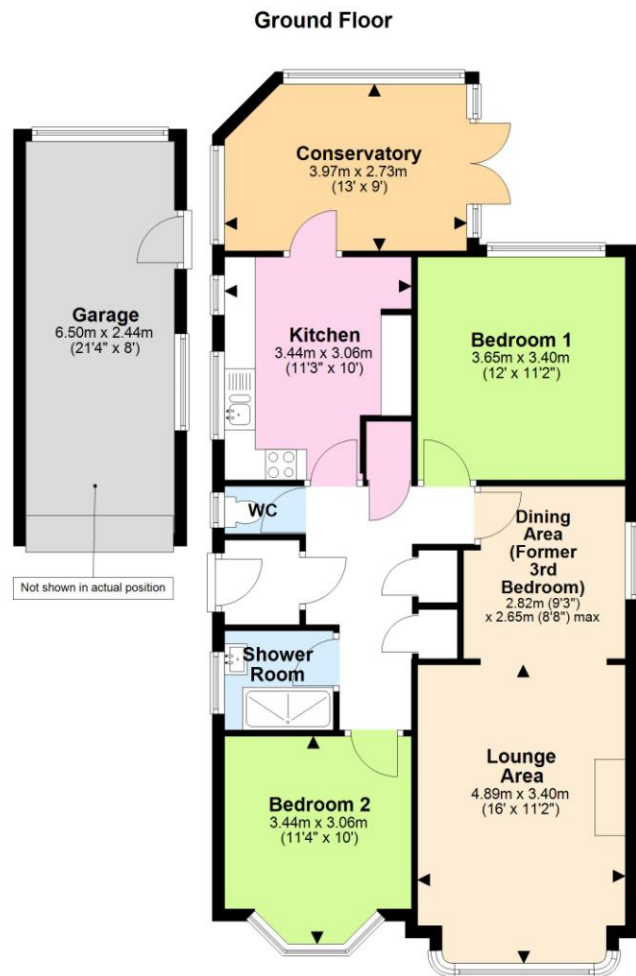












Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** £2,420.25 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.

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