



51 Holmbush Way, Southwick, West Sussex, BN42 4YD

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‘Offers in Excess of’ £375,000 - Freehold

Hyman Hill are delighted to present this spacious and versatile semi-detached bungalow, nestled at the foot of the South Downs in a sought-after residential location. Offered to the market with no onward chain, this property represents an exciting opportunity for those looking to create their ideal home.

Enjoying a generous and well proportioned layout, the accommodation briefly comprises a 16'6" bay-fronted lounge with a lovely southerly aspect view towards the sea, a dual-aspect kitchen, three well-proportioned bedrooms, a shower room, and a separate WC.

Externally, the property boasts a deep frontage with excellent potential for ample off-road parking (subject to necessary consents), while the spacious rear garden that is mainly laid to lawn, provides direct access to a garage featuring an electric up-and-over door.

Whilst the property would benefit from modernisation throughout, it is ideal for those looking to downsize without compromising on space, as well as buyers seeking to upsize and take full advantage of the property's untapped potential, particularly given the exciting scope to extend to the rear and into the loft (STNC), as demonstrated by similar neighbouring properties.

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 diagonally opposite 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 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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| • Semi Detached bungalow | • Lots of scope to extend (stnc) |
| • Three good sized bedrooms | • Easy reach of the South Downs |
| • 16'6 bay fronted lounge with views towards the sea | • Garage to rear - directly accessed from garden |
| • In need of modernisation throughout | • No on-going chain |



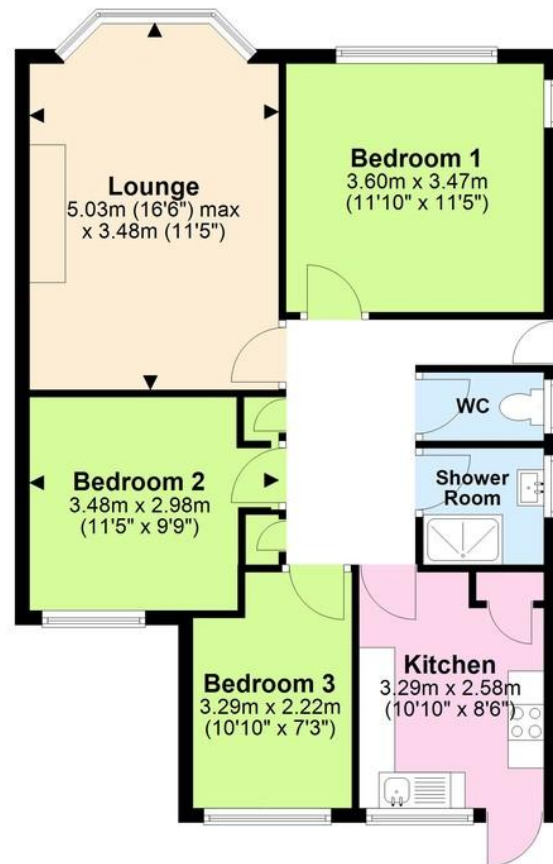








Ground Floor



Total area: approx. 68.7 sq. metres (739.1 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		88 B
69-80	C	71 C	
55-68	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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