

Hyman
Estate & Letting



Hill
Agent



17 Southwick Street, Southwick, West Sussex, BN42 4AD

17 Southwick Street, Southwick, West Sussex, BN42 4AD

£350,000 - Freehold

We are delighted to present this rare opportunity to acquire a beautifully maintained Grade II listed semi-detached cottage, full of character and charm. Ideally situated on level ground in a sought-after location, this delightful one-bedroom home is just moments from a wide range of shops, amenities, and excellent transport links.

The property offers a wealth of period features, believed to be original, and benefits from modern comforts including gas central heating powered by a boiler installed in 2021. The inviting bay-fronted lounge features a working open fireplace, providing a cosy and welcoming atmosphere. To the rear, a full-width kitchen leads to a practical rear lobby and separate utility room.

Upstairs, the accommodation comprises a generous full-width double bedroom, a modern fitted bathroom, and access to useful eaves storage.

Externally, the property boasts a picturesque cottage-style rear garden with a desirable westerly aspect, perfect for enjoying sunny afternoons. The front garden is attractively landscaped for low maintenance.

This 'chocolate box' cottage truly must be viewed to be fully appreciated.

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.

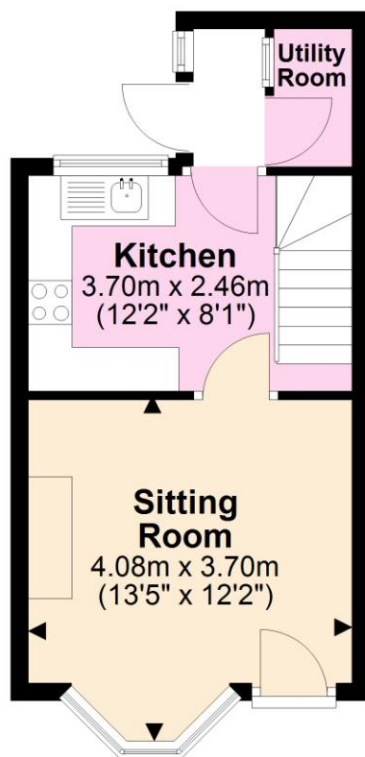
-
- Gorgeous semi detached cottage
 - One double bedroom
 - Grade II listed
 - Original features
 - Around the corner from shops, amenities and transport links
 - Gas central heating
 - Delightful west facing cottage garden
 - Well maintained throughout



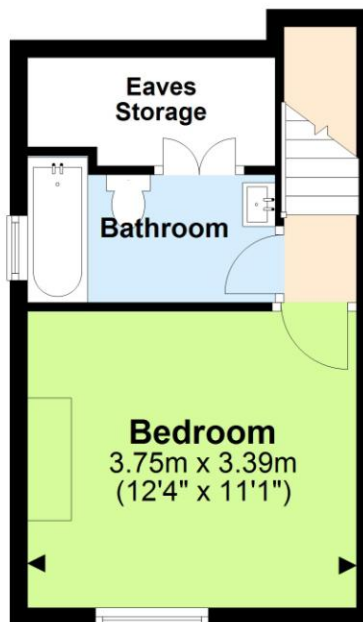




Ground Floor



First Floor



Total area: approx. 49.3 sq. metres (530.9 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,151.33 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.

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