



47a Underdown Road, Southwick, West Sussex, BN42 4HN

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### ‘Offers in Excess of’ £260,000 – 50% share of the Freehold interest

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Situated just off the picturesque Southwick Village Green, this bright and spacious two double bedroom first floor apartment offers an ideal opportunity for first-time buyers, downsizers, or investors. Positioned on level ground and conveniently located within easy reach of local amenities and excellent transport links, the property forms part of an attractive period building and benefits from its own private entrance to the rear.

Internally, the apartment boasts a well-considered layout with a welcoming lounge/diner that opens onto a full-width balcony. The modern fitted kitchen and bathroom, combined with underfloor heating and double glazing throughout, create for comfortable and contemporary living.

Both bedrooms are generous doubles, and the property also benefits from ownership of the loft space, offering valuable storage or the exciting potential to extend into the second floor (subject to necessary consents).

Externally, a small private patio area to the rear enjoys a favoured westerly aspect, making it an ideal spot for al fresco dining or relaxing in the afternoon sun.

Further benefits include a 50% share of the freehold interest, with a lease of 999 years remaining. Maintenance is arranged on an 'as and when required'

basis, ensuring controlled and low outgoings-an attractive feature for cost-conscious buyers.

This delightful home combines period charm with modern living and is well worth viewing to fully appreciate all it has to offer.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctor's surgery, library, community centre, community theatre, churches and bus stops.

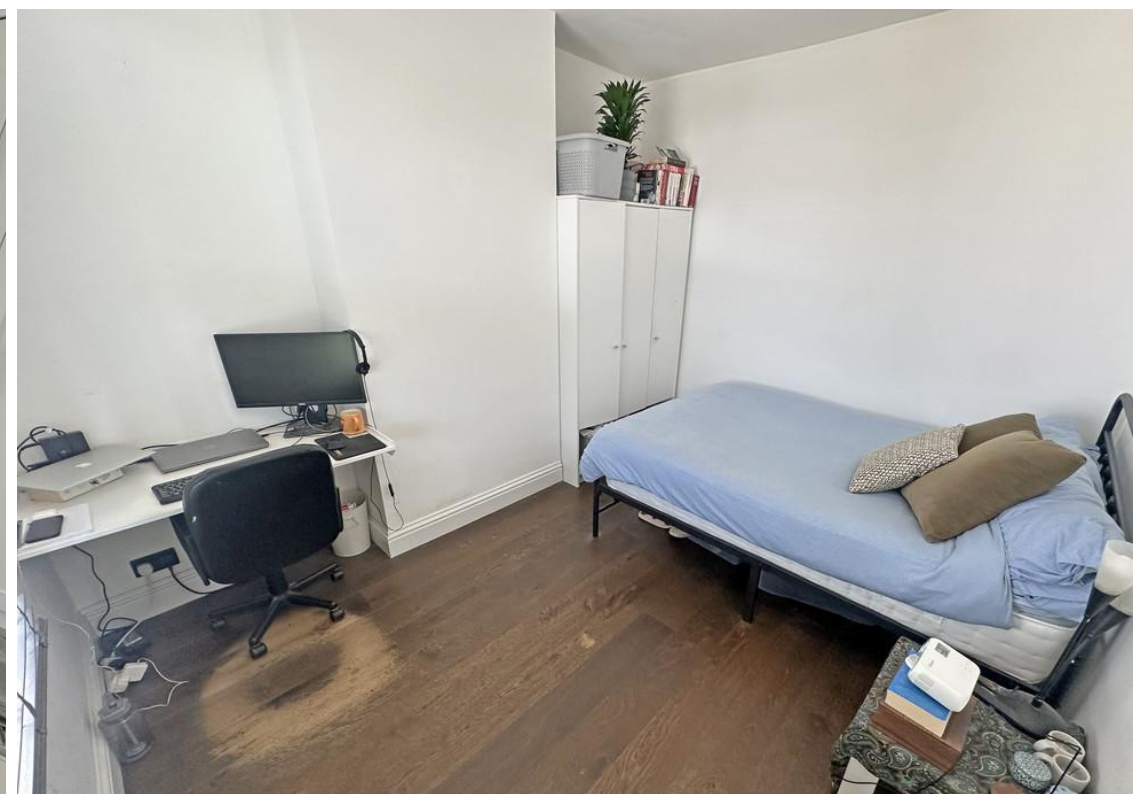
The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

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.

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- First floor apartment within an attractive period building
    - Two double bedrooms
    - Well presented throughout
      - Private entrance
  - Westerly aspect patio area to rear
  - 50% share of the freehold interest
  - Just off Southwick Village Green
  - Easy reach of all amenities & transport







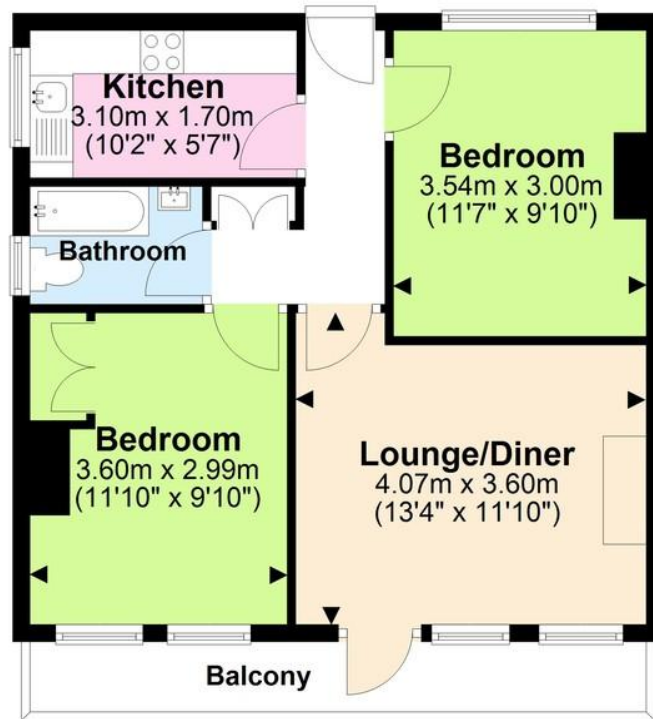








## First Floor



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B - £1,882.42 per annum (2025/2026)

**Tenure:** 50% Share of the Freehold interest

**Lease:** Remainder of 999 years

**Ground Rent:** Peppercorn

**Maintenance:** 50% share of all outgoings



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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