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



# 65 Holmbush Way, Southwick, West Sussex, BN42 4YD

## ‘Offers in Excess of £425,000 - Freehold

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A fantastic opportunity has arisen to purchase this well-presented, two double bedroom (formerly three) semi-detached bungalow, ideally positioned at the foot of the South Downs within a highly sought-after residential location. This lovely home boasts spectacular elevated views over rooftops towards the sea, best enjoyed from the master bedroom and the spacious lounge — the perfect spot to relax and watch the stunning sunrises and sunsets.

The bright and well-proportioned accommodation includes a welcoming entrance hall with glazed double doors leading to a generous 16'2 contemporary kitchen/diner, newly installed in November 2024. This stylish kitchen features a range of integrated appliances, breakfast bar, and underfloor heating to the dining area.

To the front of the property, the 16'4 lounge with its attractive bay window enjoys breathtaking southerly aspect views across to the sea. There are two spacious double bedrooms, a modern fitted bathroom, and a convenient separate WC. The property further benefits from double glazing and gas central heating throughout. Externally, the rear garden offers a delightful retreat with a patio area leading to a well-maintained lawn surrounded by established flower and shrub borders. A vegetable patch currently yields rhubarb, blackberries, and an apple tree, alongside a greenhouse for keen

gardeners. A 19' garage is located to the rear of the property, accessed via a rear service road. To the front, the deep garden has been landscaped for low maintenance and now features a newly laid block-paved driveway providing off-road parking for up to three vehicles.

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 at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco 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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- Well presented semi detached bungalow
    - Two double bedrooms
  - Stunning chimney top views towards the sea
  - Contemporary kitchen/diner fitted November 24
  - Off road parking to front for 3 vehicles
  - Modern fitted bathroom with separate WC
  - Fantastic mature rear garden
  - 19' Garage to rear

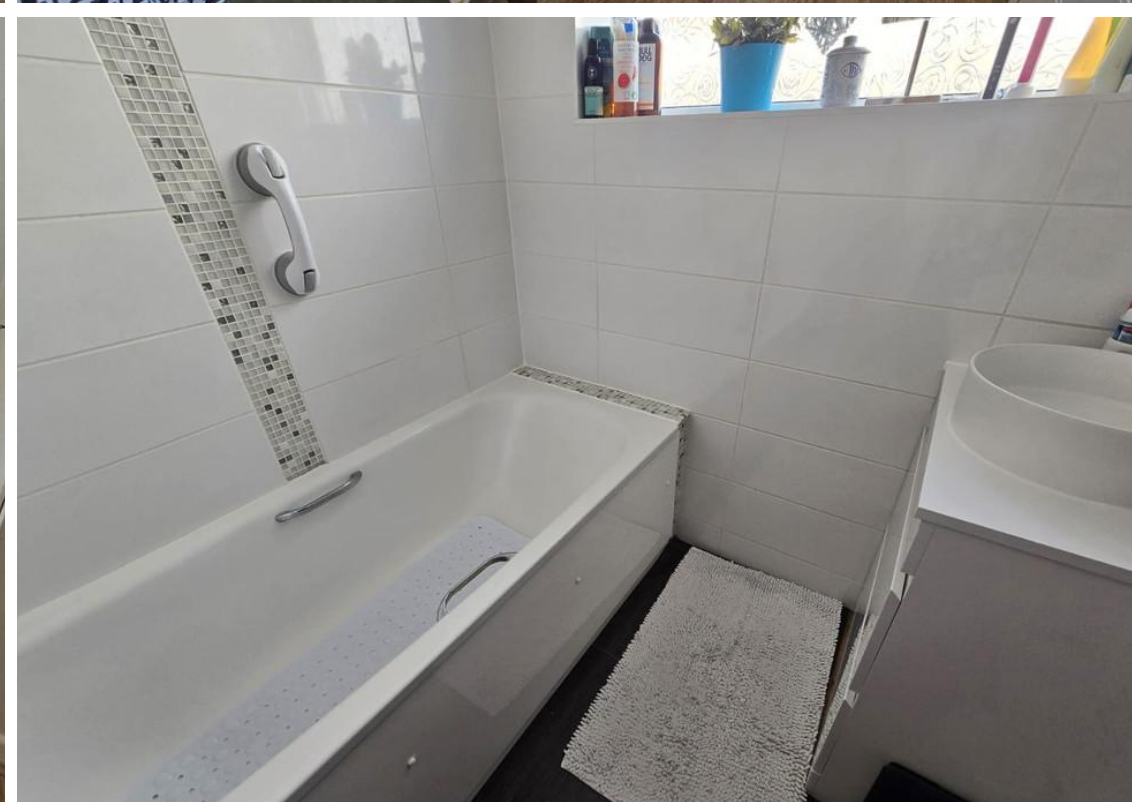








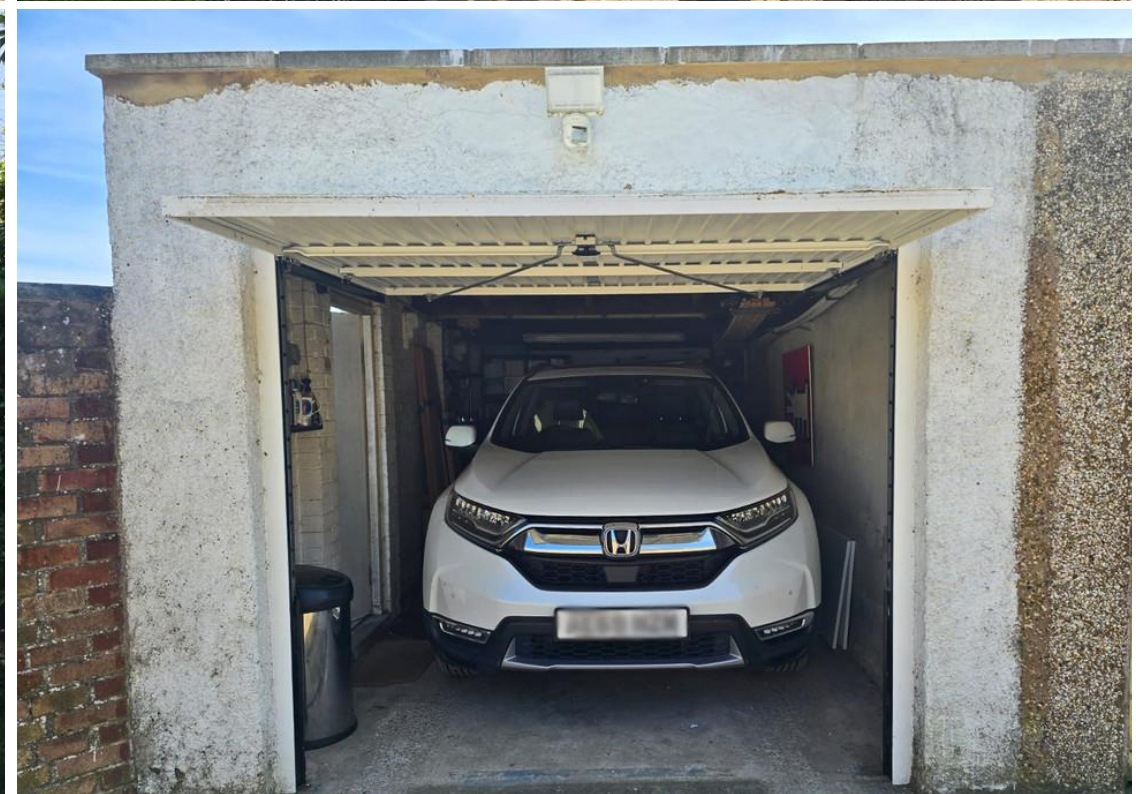






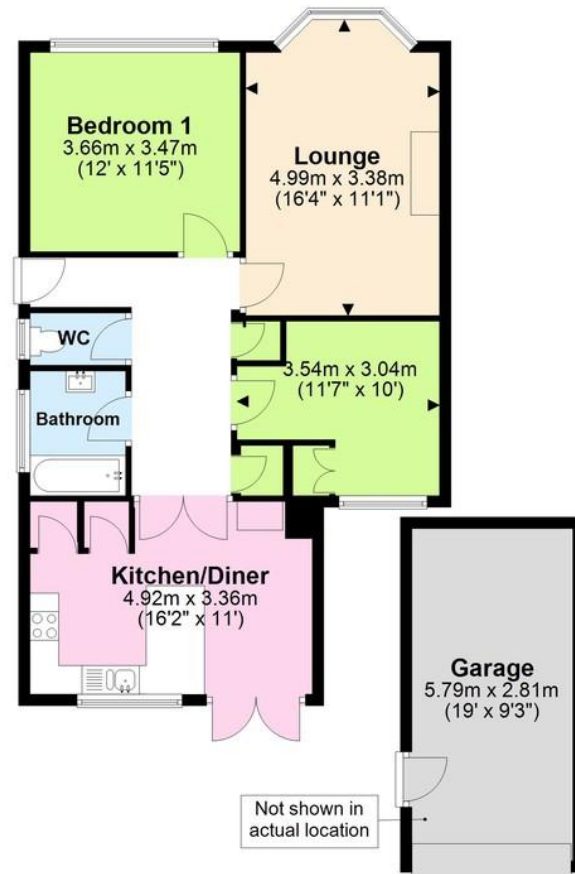








## Ground Floor



Total area: approx. 88.7 sq. metres (955.1 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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band D -  
£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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