

Hyman  
Estate & Letting



Hill  
Agent



71 Overhill, Southwick, West Sussex, BN42 4WH

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£499,950 - Freehold

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Hyman Hill are delighted to offer for sale this spacious and extended detached 'Barclay' constructed chalet bungalow, set within a highly sought-after residential location. Ideally positioned within easy reach of local shops, amenities, and transport links, this charming home offers versatile and deceptively spacious accommodation arranged over two floors.

The ground floor features a generously extended 23' dual-aspect lounge/diner, perfect for modern family living and entertaining. A modern fitted kitchen complements the space, along with three double bedrooms, a contemporary bathroom, and a separate WC for added convenience.

Upstairs, the first floor provides a spacious fourth double bedroom, a dedicated study/home office, and a shower room, ideal for guests or working from home. The property further benefits from gas central heating and double glazing throughout.

Externally, the home boasts a sought after sunny and secluded westerly-facing rear garden, perfect for outdoor dining and relaxation, along with a garage providing useful additional storage or parking.

This is a superb opportunity to acquire a flexible family home in a popular. An internal viewing is highly recommended to fully appreciate everything this home has to offer.

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'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.

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- Extended & detached 'Barclay' bungalow
  - Substantial & versatile accommodation
    - Four double bedrooms
    - Home office/study

- Shower room & bathroom
  - 23' lounge/diner
- West facing secluded rear garden
  - No on-going chain







## Ground Floor



## First Floor



Total area: approx. 138.0 sq. metres (1485.3 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax:** Band E - £2,958.08 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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