

Hyman

Estate & Letting



Hill

Agent



3 Meadway Court, Southwick, West Sussex, BN42 4SN



# 3 Meadway Court, Southwick, West Sussex, BN42 4SN

£275,000 – Leasehold

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Hyman Hill are delighted to offer for sale this very well-presented ground floor apartment, set within a highly sought-after purpose-built development and ideally located within easy reach of local amenities and excellent transport links.

Offering spacious and well-proportioned living accommodation throughout, the property features a generous 16' lounge/diner, a contemporary fitted kitchen and a separate utility room. This space offers excellent functionality, ideal for laundry and additional storage.

Further highlights include two good-sized double bedrooms, a sleek, modern bathroom, double glazing, and efficient gas central heating.

Externally, a garage situated en-bloc provides practical storage and convenient parking options.

This apartment would make an ideal first-time purchase, an attractive buy-to-let investment, or a perfect choice for those seeking to downsize without compromising on space or comfort.

An internal viewing is highly recommended to fully appreciate the generous space and thoughtful layout this superb property offers.

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.

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- Ground floor purpose built apartment
    - Two double bedrooms
    - Immaculate order throughout
    - Modern fitted kitchen & bathroom

- Utility room
- Double glazing & gas central heating
- Garage in compound
- Remainder of 999 year lease







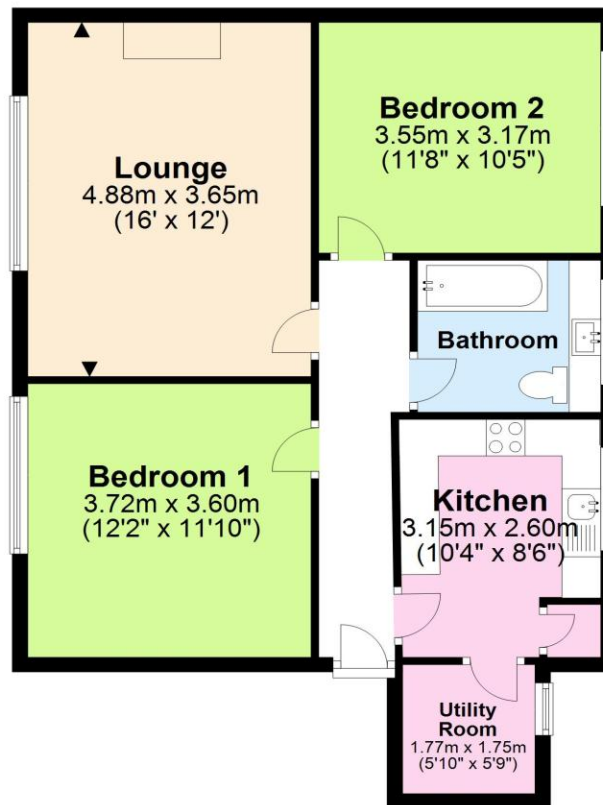








## Ground Floor



Total area: approx. 67.8 sq. metres (729.7 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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B - £1,882.42 per annum (2025/26)

**Tenure:** Leasehold

**Service Charge:** £1,610.90 per annum

**Ground Rent:** £10 per annum

**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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