

Hyman
Estate & Letting



Hill
Agent



21 Downsway, Southwick, West Sussex, BN42 4WA

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£399,950 - Freehold

Hyman Hill are delighted to bring to the market this conveniently positioned detached and extended 'Barclay' constructed bungalow situated within a sought after residential setting, close to shops and amenities.

This former three-bedroom home offers spacious accommodation and a wealth of potential for those looking to modernise and make it their own. Internally, the property currently comprises two generous double bedrooms, a spacious 18' lounge, a fitted kitchen, a shower room with separate WC, and a full-width 24'4" lean-to conservatory offering excellent additional living space. The first floor provides a versatile and useable 21' loft area, ideal for a home office, hobby room, or storage.

Externally, the home enjoys a secluded rear garden with a favoured westerly aspect—perfect for relaxing or entertaining—and a block-paved driveway to the front providing off-road parking for multiple vehicles.

This is a fantastic opportunity to acquire a home in a prime location with enormous scope to improve and add value. Early viewing is highly recommended.

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.

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.

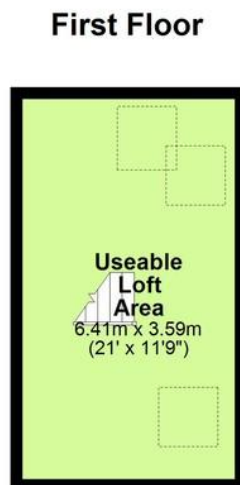
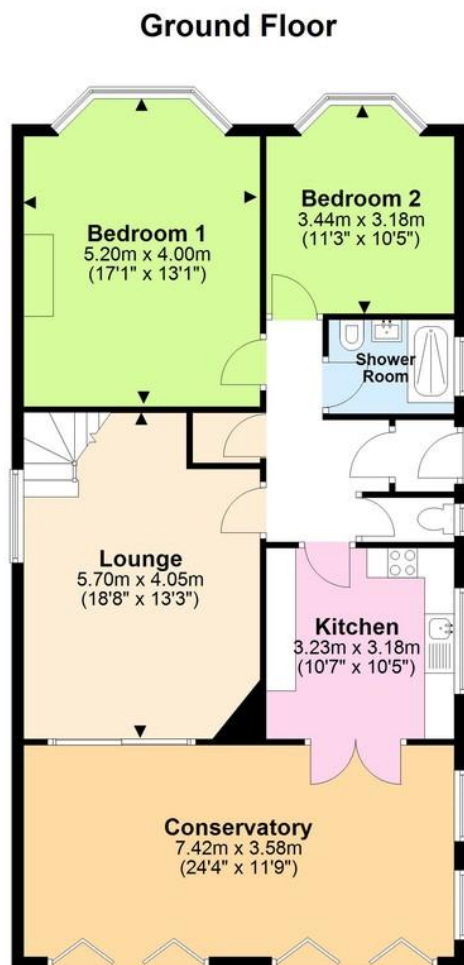
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- Extended & detached 'Barclay' bungalow
 - Two double bedrooms (formerly three)
 - Popular & convenient residential location
 - 24'4 lean-to conservatory

- Useable loft area
- Off road parking
- Westerly aspect rear garden
- Offering a great deal of potential









Total area: approx. 124.6 sq. metres (1340.8 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	64 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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