

Hyman
Estate & Letting



Hill
Agent



28a Victoria Road, Southwick, West Sussex, BN42 4DH

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‘Offers in Excess of’ £275,000 - Leasehold

A rare opportunity has arisen to purchase this beautifully converted ground floor apartment, forming part of an attractive 1930s detached bay-fronted home, ideally positioned just off Southwick Village Green. Set on level ground and within easy walking distance of local shops, amenities, and excellent transport links, this spacious property offers the perfect blend of character and modern convenience-ideal for first-time buyers or those looking to downsize.

The apartment benefits from its own private entrance, leading into an entrance hallway that provides access to the main accommodation. To the front of the property is a generous bay-fronted double bedroom with access to a walk-in wardrobe, offering excellent storage space.

A particular feature of the home is the stunning extended lounge/diner, measuring over 22 feet in length. This light-filled space is ideal for both relaxing and entertaining, and benefits from bi-fold doors opening directly onto a secluded rear garden with a sunny southerly aspect. Designed for easy maintenance, the garden provides a peaceful outdoor retreat.

The modern fitted kitchen is well-equipped with an integrated oven, hob, and dishwasher, combining functionality with contemporary style. A cleverly concealed door, set within wall panelling, leads to an internal hallway.

Here you'll find a utility cupboard with space for a washing machine and housing a Worcester combination boiler, an additional storage cupboard, and a further door that leads to a modern fitted shower room.

Externally, the rear garden continues to impress with a detached, fully insulated cabin measuring approximately 13' x 11'. Complete with power and lighting, this versatile space is ideal for use as a home office, gym, guest bedroom, or hobby room.

With 103 years remaining on the lease and low maintenance costs, - this is a unique and desirable home in a prime Southwick location. Viewing is highly recommended to fully appreciate the space, quality, and setting on 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, doctors' surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco 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.

- Spacious, well presented ground floor apartment
 - Private south facing rear garden
 - Private entrance
 - Extended 22'9 lounge/diner
- Modern fitted kitchen & bathroom
- Double glazing & gas central heating
 - 13' x 11' garden cabin
- Just off Southwick Village Green



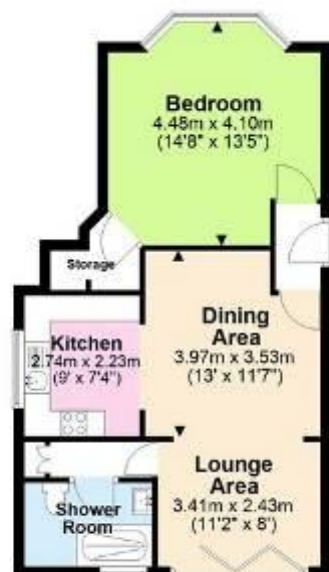








Ground Floor



Not shown in actual location

Total area: approx. 64.4 sq. metres (692.8 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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band A - £1,613.50 per annum (2025/2026)

Tenure: Leasehold

Ground Rent: £10 per annum

Service Charge: TBC



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

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