

Hyman
Estate & Letting



Hill
Agent



9 Overhill, Southwick, West Sussex, BN42 4WL

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

Hyman Hill are delighted to present this spacious detached bungalow, ideally positioned on an enviable corner position within a highly sought-after residential area.

Built by Barclay Homes, this former three-bedroom property now offers two double bedrooms and a generous 23'7" bay-fronted lounge/diner, with the original third bedroom seamlessly incorporated into the living space – easily reinstated if required.

The kitchen opens into a charming lean-to conservatory, providing an ideal breakfast area or additional reception space. Further benefits include a modern fitted shower room, separate WC, double glazing, and gas central heating throughout.

Externally, the home boasts a low-maintenance rear garden enjoying a sought after sunny westerly aspect, perfect for outdoor relaxation. Unusual for the area, the property boasts a private driveway (accessed via Downland Avenue) that leads to a detached garage, offering convenient off-street parking.

Located at the bottom end of Overhill, the property is within close reach of local bus routes and Windmill Parade shops, ensuring everyday amenities are easily accessible.

This property is ideally suited to those looking to downsize, given its manageable layout and convenient location, as well as buyers seeking a home to extend (subject to necessary consents). It will also appeal to families wishing to access the Outstanding-rated Shoreham Academy school catchment.

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| <ul style="list-style-type: none">• Detached 'Barclay' bungalow• Two double bedrooms (formerly three)• Occupying an enviable corner position<ul style="list-style-type: none">• Private drive to garage | <ul style="list-style-type: none">• West facing rear garden• Fitted kitchen opening into lean-to conservatory• Potential to extend (stpc)<ul style="list-style-type: none">• No on-going chain |
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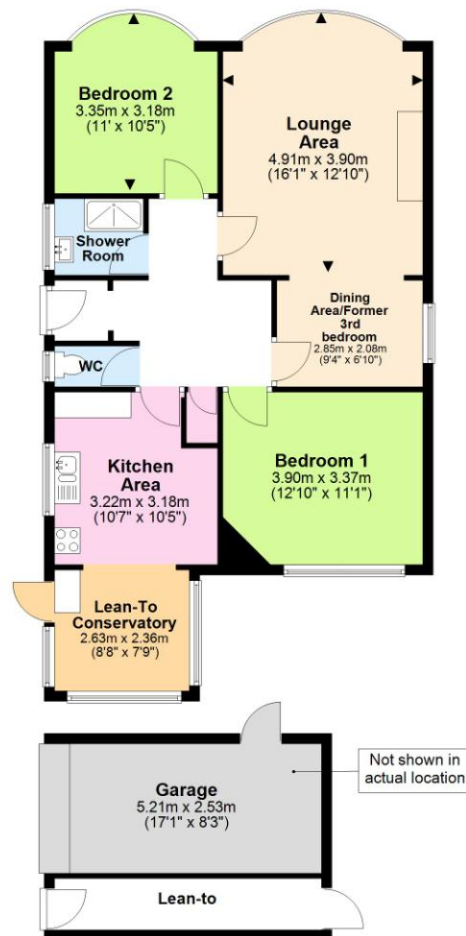








Ground Floor



Total area: approx. 101.2 sq. metres (1088.9 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		82 B
69-80	C		
55-68	D	61 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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