



Hyman Hill
Estate & Letting Agent



92 The Crescent, Southwick, West Sussex, BN42 4LG



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'Offers in Excess of' £400,000 Freehold

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A well proportioned bungalow situated on level ground boasting a southerly aspect garden ”

Hyman Hill are delighted to offer for sale this sought after semi detached bungalow situated in a favoured residential position being on level ground and within easy reach of shops and amenities.

This double bay fronted property has internal features to include; two double bedrooms, southerly aspect lounge to rear overlooking the lovely rear garden with access to the dining area (former third bedroom), bathroom and fitted kitchen leading to a useful lean-to/utility room. Externally there a delightful rear garden measuring approx. 65' which boasts a favoured sunny southerly aspect that has been divided into two sections creating a vegetable patch to the rear. To the front, there is a private driveway affording off road parking for several vehicles and side access to the garden.

Presented in liveable condition, although requiring updating, there is excellent scope to extend (STNC) as similar properties in the road have benefited from rear extensions and loft conversions.

Furthermore, the property has the benefit of being offered for sale with no onward chain.

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.

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- Semi detached bay fronted bungalow
 - Two double bedrooms (formerly three)
 - Favoured level ground position
 - In need of updating but offering lots of potential
 - Lounge & dining area
 - Approx. 65' south facing rear garden
 - Private driveway
 - No on-going chain







Ground Floor



Total area: approx. 762.0 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Useful Information

Council Tax: Band C £2,053.69 per annum (2024/2025)

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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