

Hyman

Estate & Letting



Hill

Agent



120 Downsway. Southwick, West Sussex, BN42 4WD

# 120 Downsway, Southwick, West Sussex, BN42 4WD

£450,000 - Freehold

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A wonderful opportunity to acquire this beautifully presented and thoughtfully extended home, which has been extensively renovated by the current owners to create a stylish and versatile living space perfectly suited to modern family life.

Offering deceptively spacious accommodation throughout, the property welcomes you with a cosy separate lounge to the front, providing the perfect retreat for relaxing evenings and movie nights.

The true heart of the home is found to the rear, where an impressive 25'3" contemporary kitchen/dining room creates a superb space for both everyday living and entertaining. Benefiting from underfloor heating, this stunning room features a range of modern fitted units, integrated appliances, a breakfast bar with attractive pendant lighting, and ample space for dining and socialising with family and friends.

The ground floor also boasts a generous principal bedroom, complete with a stylish contemporary en-suite shower room, offering convenience and flexibility for a range of buyers.

To the first floor are two further well-proportioned bedrooms. The spacious second bedroom benefits from fitted storage, while the third bedroom is an excellent size and enjoys fitted storage along with Velux windows to the front, allowing natural light to flood the space. Completing the first floor is a beautifully appointed, newly fitted family bathroom and a separate WC.

Externally, the landscaped rear garden has been designed for both enjoyment and ease of maintenance, featuring a lawned area, patio seating space, and a fantastic raised decked terrace-perfect for al fresco dining and entertaining during the warmer months. A particularly desirable feature is the private rear gate providing direct access to The Downs, offering wonderful opportunities for walking, recreation and enjoying the surrounding open green space.

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 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.

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.

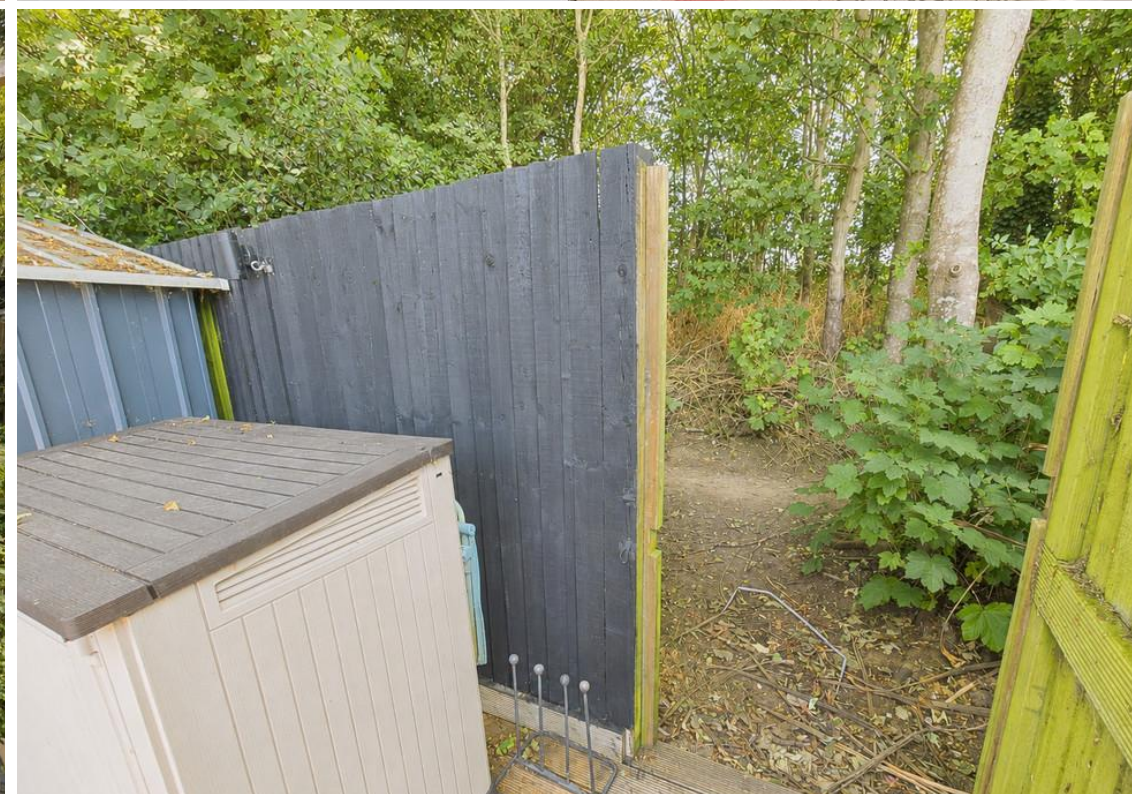
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- Extended semi detached chalet
    - Three double bedrooms
    - Excellent condition throughout
  - Landscaped rear garden with gate leading directly to The Downs
  - 25'3 modern fitted kitchen/diner
    - En-suite to master bedroom
  - Double glazing & gas central heating
  - Popular residential location



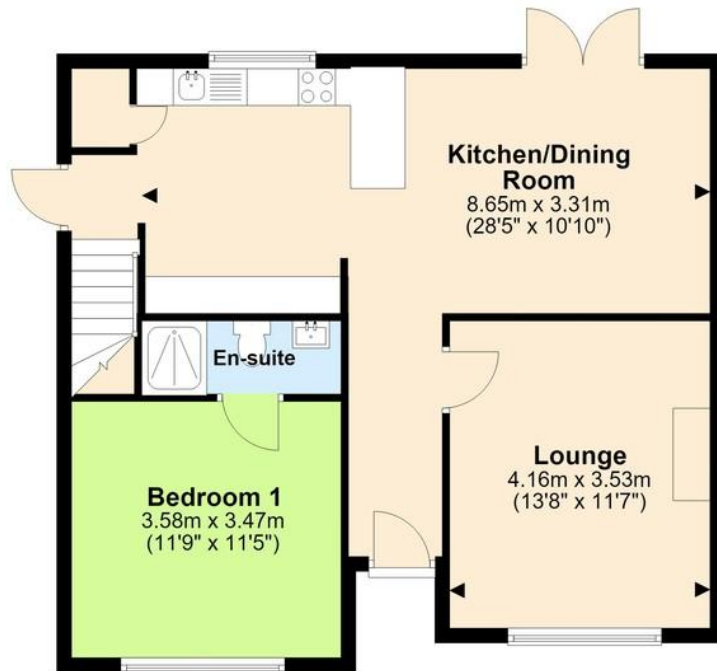




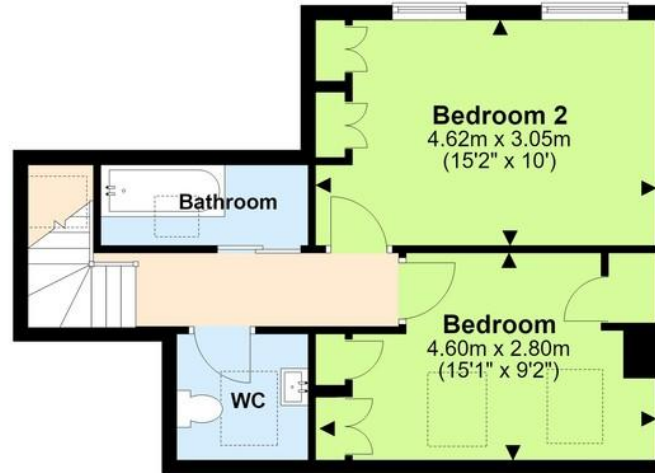




## Ground Floor



## First Floor



Total area: approx. 105.0 sq. metres (1130.1 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.

## Useful Information

**Council Tax:** Band C -  
£2,253.63 per annum  
(2026/2027)

**Tenure:** Freehold

**Local Authority:** Adur District  
Council

**Hyman Hill**  
Estate & Letting Agent

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

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