

Hyman
Estate & Letting



Hill
Agent



2 Clifton Lodge, Underdown Road, Southwick, West Sussex, BN42 4HL

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'Offers in Excess of' £299,950 – Share of Freehold

A fantastic opportunity to acquire this well-presented ground floor purpose-built apartment, situated within a quiet cul-de-sac just off Underdown Road. Ideally positioned, the property is within easy reach of Southwick Village Green, local shops, amenities and excellent transport links.

Benefitting from its own private entrance, the apartment has been thoughtfully designed to be wheelchair friendly and would suit a variety of purchasers, including first-time buyers, those looking to downsize, or anyone seeking convenient single-level living.

The spacious accommodation is arranged around a welcoming entrance hall with doors leading to all principal rooms. The impressive open-plan lounge/kitchen/dining room provides a superb space for both everyday living and entertaining. The modern fitted kitchen offers an excellent range of units and provides access to a generous 9' storage room, ideal for additional household storage.

There are two well-proportioned double bedrooms and a particularly spacious family bathroom, featuring both a walk-in shower and a bath. Further benefits include double glazing and gas central heating throughout. Externally, a door from the kitchen leads directly onto a private patio area, providing a pleasant outdoor space to relax and unwind. To the front of the property there is an allocated parking space.

Properties of this nature and location are always in demand, and an internal viewing is highly recommended to fully appreciate all that is on offer.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores. Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

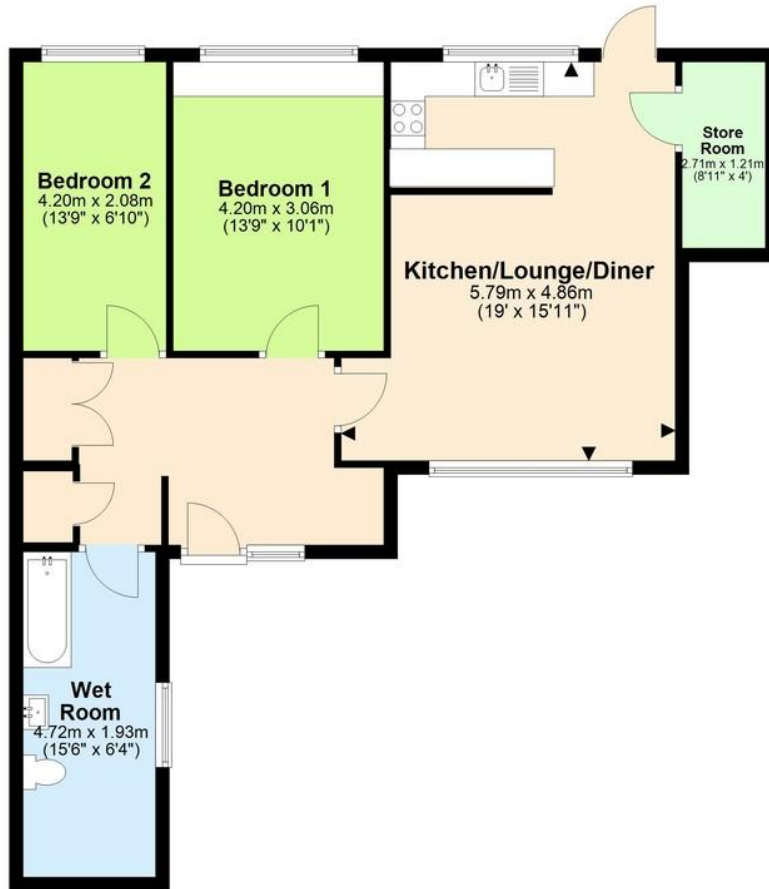
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- Ground floor apartment with private entrance
 - Two double bedrooms
 - Very well presented throughout
 - Direct access to private patio area
 - Allocated parking space
 - Easy reach of shops, station & amenities
 - Wheelchair friendly accommodation
 - No on-going chain







Ground Floor



Total area: approx. 74.2 sq. metres (799.2 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 | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax: Band A -
£1,690.22 per annum
(2026/2027)

Tenure: Share of Freehold

Service Charge: £1,110.24
per annum

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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