

Hyman  
Estate & Letting



Hill  
Agent



31 Holmbush Way, Southwick, West Sussex, BN42 4YA

# 31 Holmbush Way, Southwick, West Sussex, BN42 4YA

£399,950 - Freehold

---

A wonderful opportunity to acquire this immaculately presented and thoughtfully modernised two double bedroom semi-detached bungalow, occupying a favoured elevated position at the foot of the South Downs, with delightful sea glimpses from both front bedrooms.

The property has undergone considerable improvement, creating a bright, contemporary and versatile home that is ready to move straight into. The accommodation has been carefully reconfigured to maximise both space and practicality, with improvements including replastered walls and ceilings, contemporary radiators and stylish finishes throughout.

To the front of the property are two generously proportioned double bedrooms. The principal bedroom, formerly the lounge, offers excellent flexibility and could easily be reinstated as a reception room to suit individual requirements.

The cosy lounge is now positioned to the rear of the bungalow and flows seamlessly into a double glazed conservatory, currently utilised as a delightful dining area, enjoying pleasant views over the rear garden. Also overlooking the garden is a well-appointed contemporary kitchen, complemented by a modern fitted family bathroom. Further benefits include gas central heating via a combination boiler and double glazing throughout, ensuring comfort and efficiency.

Externally, the property benefits from off-road parking to the front, together with a shared driveway providing access to a garage. The well-proportioned rear garden offers an attractive outdoor retreat, featuring a patio area immediately adjoining the property, ideal for alfresco dining and entertaining. The remainder is predominantly laid to lawn, enclosed by panel fencing, with the added convenience of a useful side access gate. Of particular note is the exciting potential for further enlargement, whether through a loft conversion or extension into the rear garden, subject to the necessary consents. This provides an excellent opportunity for purchasers looking to create additional accommodation in the future.

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.

- 
- Semi detached bungalow
  - Immaculate condition throughout
    - Two double bedrooms
  - Positioned at the foot of the South Downs

- Contemporary fitted kitchen & bathroom
- Living room opening to double glazed conservatory
  - Off road parking & garage
- Bright, versatile accommodation







## Ground Floor



Total area: approx. 63.7 sq. metres (685.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS OR EAVES STORAGE SPACE. 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             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax:** Band D -  
£2,535.33 per annum  
(2026/2027)

**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.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)