

Hyman
Estate & Letting



Hill
Agent



84 Hill Farm Way, Southwick, West Sussex, BN42 4YG

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‘Offers in Excess of’ £450,000

Hyman Hill are delighted to offer for sale this charming and well-maintained extended semi-detached bungalow, enviably positioned on the edge of the South Downs in a highly sought-after residential location, enjoying superb chimney-top views stretching towards the sea.

Lovingly cared for by the current owners over many years, this delightful home offers well-proportioned and versatile accommodation throughout. The property comprises two generous double bedrooms positioned to the front, a comfortable lounge, a modern fitted shower room, and a well-appointed fitted kitchen that flows seamlessly into an impressive full-width 19'7 triple-aspect conservatory. Benefiting from a solid insulated internal ceiling, this exceptional space provides a superb additional reception and dining area that can be enjoyed throughout the year, whilst taking full advantage of the elevated chimney-top views towards the coastline.

Externally, the property boasts a beautifully established rear garden enjoying a favoured sunny southerly aspect. A shaped patio extends directly from the conservatory, providing the perfect setting for outdoor entertaining before leading onto a well-maintained lawn bordered by an attractive array of mature flowers, shrubs and established planting. A further block-paved patio area continues along the side of the property and wraps around to the front.

A particularly rare feature for properties within this location is the private driveway, providing off-road parking and leading to a detached garage. A useful covered lean-to connects the bungalow to the garage, offering sheltered access to both the front entrance and the rear garden.

Offering excellent potential for further enlargement, subject to the necessary planning consents, as demonstrated by several neighbouring properties, this appealing bungalow is perfectly suited to those looking to downsize without compromise, whilst equally presenting an exciting opportunity for families wishing to create a larger long-term home in this desirable setting.

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! 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. There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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| <ul style="list-style-type: none">• Extended semi detached bungalow<ul style="list-style-type: none">• Two double bedrooms• Very well presented throughout• 19'7 solid roof conservatory to rear with sea views | <ul style="list-style-type: none">• Double glazing & gas central heating• Southerly aspect rear garden<ul style="list-style-type: none">• Private drive to garage• No on-going chain |
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Ground Floor



Total area: approx. 95.9 sq. metres (1032.6 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



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 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk