



52 Coates Court, Butts Road, Southwick, West Sussex, BN42 4DS

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£175,000 - Leasehold

A fantastic opportunity to purchase this beautifully presented, bright and spacious one double bedroom ground floor apartment, ideally positioned on level ground just moments from Southwick railway station, local shops and amenities.

Offering approximately 540 sq ft of well-proportioned accommodation, this appealing property would make an excellent first-time purchase, buy-to-let investment or downsize, and is offered for sale with the added benefit of no onward chain.

The accommodation opens into a generous lounge/dining room, featuring a southerly aspect window that allows plenty of natural light to fill the space. From here, an internal hallway provides access to the remainder of the apartment. A particular feature is the delightful 13' modern fitted kitchen, offering excellent workspace and storage. There is also a fitted bathroom with the benefit of a window, together with a spacious double bedroom, which also enjoys a desirable southerly aspect.

Further benefits include double glazing and gas central heating throughout. We have also been advised by the vendor that the property benefits from a new fuse board and Electrical Inspection Condition Report that was carried out earlier this year.

Within the communal hallway, the apartment benefits from access to two spacious private storage cupboards, providing particularly useful additional storage for bicycles, pushchairs and other belongings.

To the rear of the development are lawned communal gardens with a number of seating areas for residents' use.

This is a property that deserves to be seen and an internal viewing is highly recommended.

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.

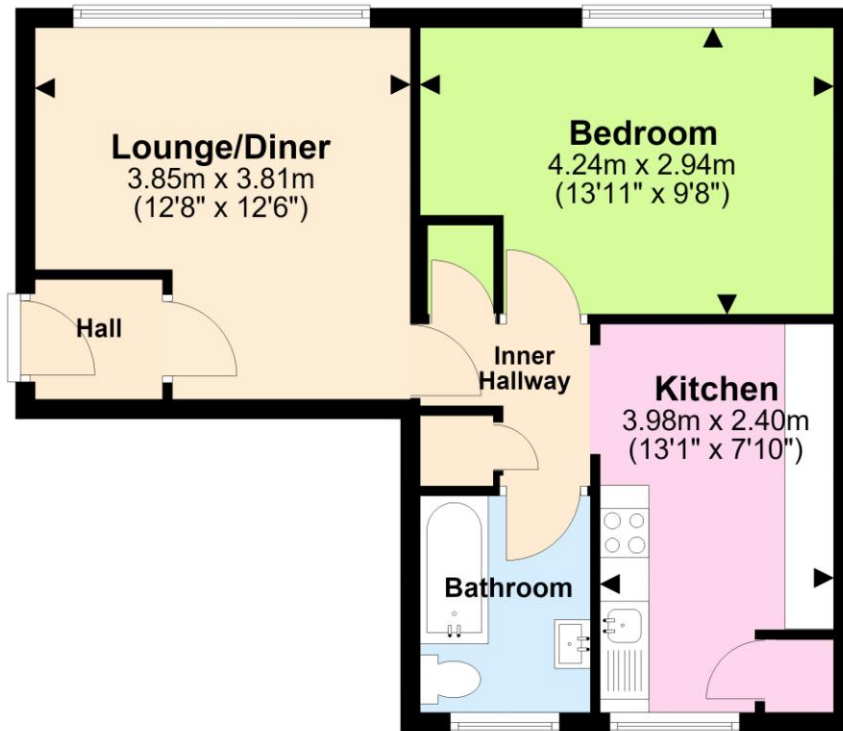
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|---|---|
| <ul style="list-style-type: none">• Spacious ground floor apartment<ul style="list-style-type: none">• One double bedroom• Well presented throughout• Spacious lounge/diner | <ul style="list-style-type: none">• 13' modern fitted kitchen• Double glazing & gas central heating• Easy reach of Southwick station & amenities<ul style="list-style-type: none">• No on-going chain |
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Ground Floor



Total area: approx. 44.8 sq. metres (482.5 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	70 C	73 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: Leasehold

Ground Rent: £10 per annum

Service Charge: 640.13 per annum

Lease: Remainder of 88 years

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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