

Hyman

Estate & Letting



Hill

Agent

9 Green Court, The Green, Southwick, West Sussex, BN42 4GS

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‘Offers in Excess of’ £225,000 - Leasehold

Occupying a highly desirable position overlooking the picturesque Southwick Village Green, this spacious two-bedroom ground floor purpose-built apartment presents a rare opportunity to acquire a property in one of the area's most sought-after locations.

Ideally situated on level ground, within easy reach of local shops, the railway station and everyday amenities, the apartment is particularly well suited to those looking to downsize without compromising on space or convenience.

The well-proportioned accommodation enjoys a delightful dual aspect, with attractive views across the Village Green from both the lounge/diner and second bedroom, whilst the remaining rooms overlook the beautifully maintained communal gardens to the rear.

Although requiring modernisation throughout, the apartment offers tremendous scope for purchasers to update and personalise the accommodation to their own taste. Accessed via a secure entry phone system, the spacious layout comprises a generous lounge/diner, two bedrooms, a shower room and a 12'10" kitchen.

Further benefits include a single garage situated within a compound to the rear of the development whilst a residents' car park at the front affords off road parking on a first come, first served basis.

There is a gas supply to the property, providing the option to install gas central heating if desired, whilst the remainder of a 999-year lease offers additional peace of mind.

Combining a superb Village Green setting, generous accommodation and excellent potential, this is a wonderful opportunity to create a comfortable home in a highly sought-after location. Early viewing is strongly 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 within easy walking distance, providing regular services to Brighton, links to London, and along the south coast. Bus routes 2 and 29 are available in Southwick Square and on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

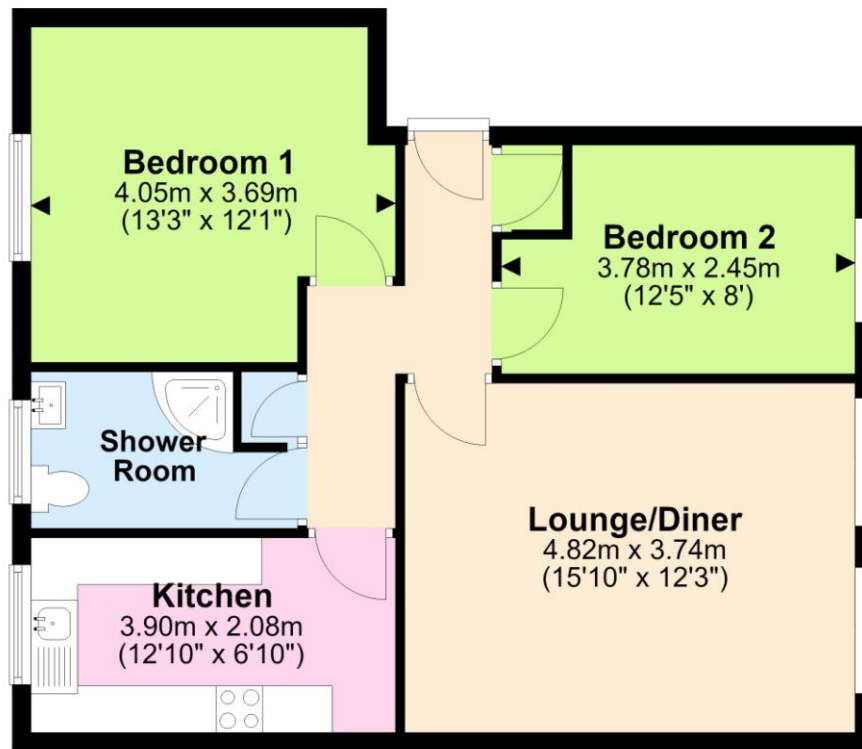
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| <ul style="list-style-type: none">• Ground floor purpose built apartment<ul style="list-style-type: none">• Two bedrooms• Direct views of Southwick Village Green• In need of updating - lots of potential | <ul style="list-style-type: none">• Garage en-bloc• Easy reach of shops, station & amenities• Remainder of 999 year lease• No on-going chain |
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Ground Floor



Total area: approx. 60.0 sq. metres (645.6 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		
55-68	D		59 D
39-54	E	46 E	
21-38	F		
1-20	G		

Useful Information

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

Tenure: Leasehold

Term: Remainder of 999 years

Service Charge: £1,950 per annum

Ground Rent: £15 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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