

Hyman
Estate & Letting



Hill
Agent

46 Overhill, Southwick, West Sussex, BN42 4WJ

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'Offers in Excess of' £375,000 - Freehold

Hyman Hill are delighted to present to the market this well-proportioned semi-detached bungalow, ideally situated in a highly sought-after residential location. Offered for sale with no ongoing chain, this home provides deceptively spacious and versatile accommodation, perfectly suited to a variety of buyers.

The property boasts an inviting 18' bay-fronted lounge, filled with natural light and offering an ideal space for relaxation and entertaining. There are two generous double bedrooms, including a particularly spacious principal bedroom, while the second bay-fronted bedroom offers flexibility to be used as a formal dining room if desired. A fitted kitchen/breakfast room leads through to a double-glazed lean-to conservatory, ideal for enjoying the garden outlook throughout the seasons. Completing the accommodation is a fitted shower room, along with a useful and sizeable utility cupboard.

Further benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency.

Externally, the property boasts a level rear garden enjoying a secluded and private aspect, predominantly laid to lawn and perfect for outdoor enjoyment. A shared driveway provides access to a detached garage, adding further convenience.

While the property would benefit from some modernisation, it is perfectly liveable in its current condition and offers excellent potential for enhancement. It would make an ideal purchase for those looking to downsize, as well as buyers seeking a home they can personalise and potentially extend (subject to the necessary consents).

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.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted. The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

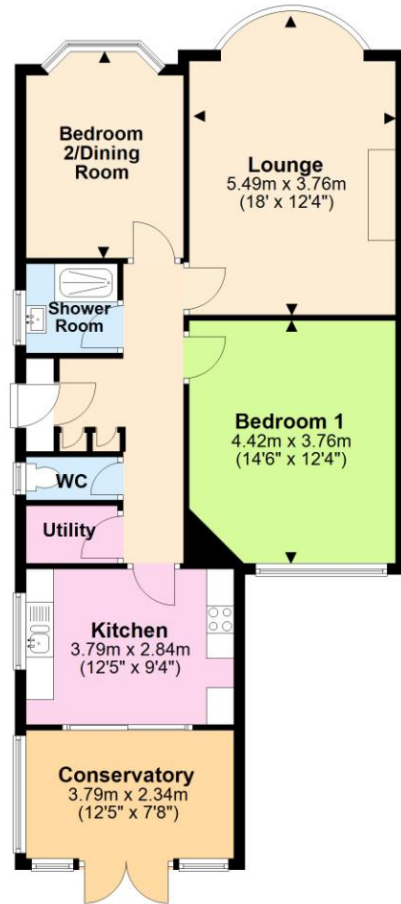
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- Semi detached bungalow
 - Two double bedrooms
 - Spacious, well proportioned accommodation
 - 18' bay fronted lounge
 - Double glazing & gas central heating
 - Secluded rear garden
 - Garage
 - No on-going chain







Ground Floor



Total area: approx. 82.0 sq. metres (883.0 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,253.63 per annum (2025/2026)

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.

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