

Hyman
Estate & Letting



Hill
Agent



25 Overhill, Southwick, West Sussex, BN42 4WL

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'Offers in Excess of' £575,000 - Freehold

Hyman Hill are delighted to offer for sale this heavily extended and beautifully presented detached 'Barclay' chalet bungalow, enviably positioned within a highly sought-after residential location and falling within the ever-popular Shoreham Academy catchment area.

Offered to the market with NO ONGOING CHAIN, this deceptively spacious home provides bright, well-balanced and exceptionally versatile accommodation, ideal for modern family living. Upon entering, you are welcomed by a charming bay-fronted lounge to the front, creating a warm and inviting space to relax. To the rear, the property truly comes into its own with a stunning extended 20ft modern fitted kitchen, seamlessly flowing into a dining area—perfect for both everyday living and entertaining. The ground floor further benefits from two generous double bedrooms, a stylish contemporary shower room and the convenience of a separate WC. To the first floor, the property continues to impress with two additional well-proportioned double bedrooms, complemented by a sleek and modern family bathroom featuring a separate shower cubicle.

Externally, the property boasts a particularly attractive feature in the form of a spacious and secluded rear garden enjoying a favoured sunny westerly aspect—ideal for afternoon and evening sun. The garden is thoughtfully arranged with a combination of lawn and Indian sandstone patio, offering excellent space for outdoor dining and relaxation. A versatile garden room provides an ideal setting for a home office, gym, or teenage retreat.

Further enhancing the appeal, the garage has been extended to the rear to provide an impressive length of approximately 23'7, making it perfect for car enthusiasts or those seeking workshop space. To the front, there is ample hardstanding providing off-road parking for two to three vehicles.

An internal viewing is strongly recommended to fully appreciate the space, flexibility and overall quality this fantastic home has to offer.

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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- Extended & detached 'Barclay' chalet bungalow
 - Four double bedrooms
 - Very well presented throughout
 - Two reception rooms
 - 22' modern fitted kitchen
 - Bathroom & shower room
 - Large west facing garden with garden room
 - No on-going chain

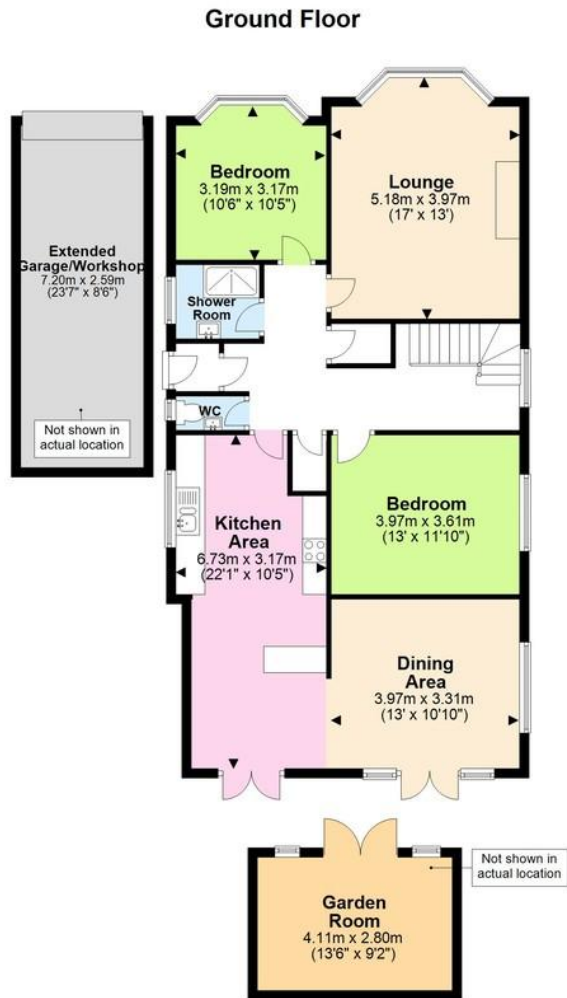












Total area: approx. 176.2 sq. metres (1897.0 sq. feet)

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		81 B
69-80	C	71 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.

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