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Estate & Letting



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Agent



33 Green Court, Southwick, West Sussex, BN42 4GS

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## Offers in Excess of £399,950 - Freehold

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A rare opportunity has arisen to acquire this Mock Georgian–style mid-terrace family home, ideally situated within the desirable Green Court development just off Southwick Village Green.

Positioned in a highly sought-after, level-ground location, the property is moments from a host of amenities including Southwick Square's shops, railway station, bust stops, doctor's and community centre. It also falls within the catchment area for Shoreham Academy High School, rated 'Outstanding' by Ofsted.

Offered for sale with no onward chain, the accommodation includes a 27'2 dual-aspect, bay-fronted lounge/diner providing access to a fitted kitchen. To the first floor are three bedrooms, a family bathroom and a separate WC. The property further benefits from double glazing and gas central heating throughout and the front windows enjoy a pleasant outlook over the development's central, well-maintained gardens.

Externally, the delightful, private rear garden enjoys a favoured sunny southerly aspect and features a rear access gate. A garage is located in a nearby compound.

This property is ideal for those wishing to downsize and enjoy its convenient setting, or for buyers looking to upsize and create a home tailored to their own tastes.

Southwick Square offers 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 just around the corner, 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.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Mock Georgian Style mid terrace house
  - Highly sought after level ground location
    - Just off Southwick Village Green
    - 27'2 bay fronted lounge/diner
  - Double glazing & gas central heating
    - Southerly aspect rear garden
      - Garage en-bloc
    - No on-going chain



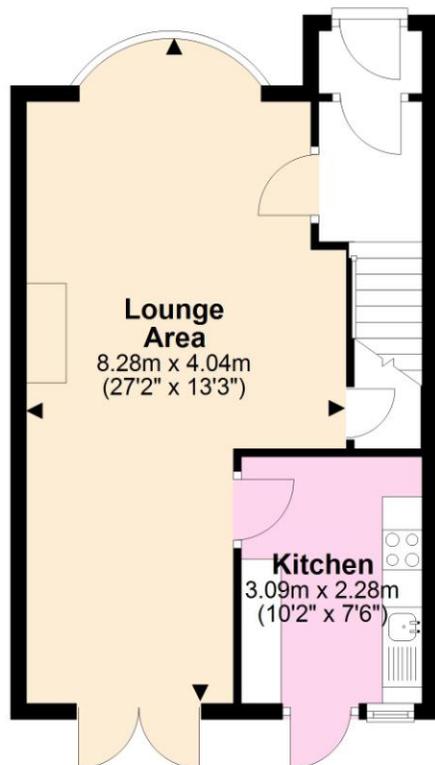




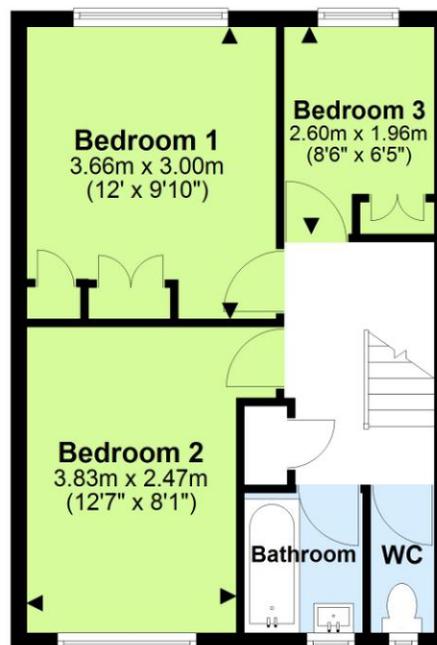




## Ground Floor



## First Floor



Total area: approx. 78.8 sq. metres (848.4 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band D - £2,420.25 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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