

Hyman
Estate & Letting



Hill
Agent



15 Downsway, Southwick, West Sussex, BN42 4WA

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£420,000 - Freehold

Hyman Hill are delighted to offer for sale this detached 'Barclay' bungalow, ideally positioned in the bottom section of this sought-after road, enjoying a more level ground position with convenient access to local shopping facilities, and being within the catchment area for Shoreham Academy.

Offered for sale with no onward chain, this generously proportioned home, whilst now requiring updating, offers tremendous potential and enjoys a favoured east/west aspect. The ground floor accommodation comprises two bedrooms (formerly three), a spacious dual-aspect, bay-fronted 17'4 lounge, dual-aspect kitchen, bathroom with separate WC, and a triple-aspect double glazed conservatory.

The area formerly occupied by the third bedroom is now open-plan to the rear master bedroom and provides a staircase leading to a delightful loft room, ideal for use as an occasional bedroom, home office or hobby room.

Further benefits include double glazing and gas fired central heating via a modern combination boiler.

Externally, the property boasts a lovely secluded rear garden enjoying a sunny westerly aspect with mature shrubs and planting. To the front, there is a shared driveway leading to the garage.

An internal inspection is highly recommended to fully appreciate both the size and potential on offer. As demonstrated by other properties within the road (STNC), there is excellent scope to further extend the first-floor accommodation and enlarge the property to the rear.

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 a 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.

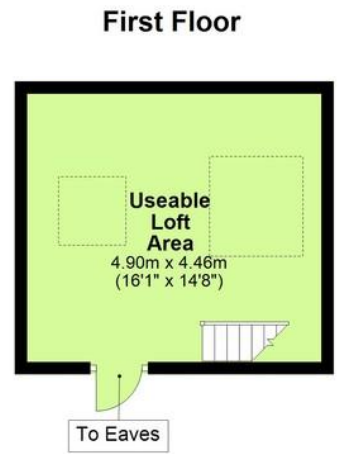
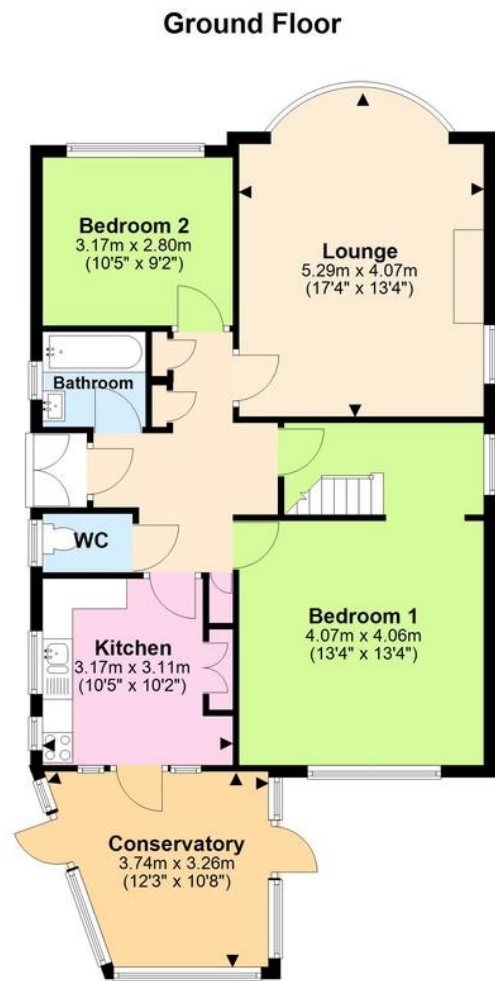
There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted. The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City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

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- Detached 'Barclay' bungalow
 - Two double bedrooms (formerly three)
 - Useable loft area
 - In need of updating - lots of potential
 - Lovely westerly aspect rear garden
 - Double glazing & gas central heating
 - Garage
 - No on-going chain









Total area: approx. 108.1 sq. metres (1163.5 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £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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