

Hyman
Estate & Letting



Hill
Agent



34 Hill Farm Way, Southwick, West Sussex, BN42 4YJ

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'Offers in Excess of' £325,000 - Freehold

Hyman Hill are delighted to present to the market this three-bedroom semi-detached bungalow, enviably positioned within a highly sought-after location, enjoying stunning uninterrupted views towards the South Downs from the front elevation, with immediate access to scenic countryside walks just moments from your doorstep.

This attractive and well-proportioned home offers superb potential for enhancement and personalisation. The accommodation is thoughtfully arranged and comprises a welcoming and spacious entrance hallway, a bright and generously sized 16'4 bay-fronted lounge/diner providing an ideal space for both relaxing and entertaining, three well-appointed bedrooms, a fitted kitchen, family bathroom and the added convenience of a separate WC.

Externally, the property continues to impress with a manageable rear garden enjoying a highly desirable southerly aspect, creating a wonderfully sunny and outdoor space perfect for alfresco dining. The property further benefits from a detached garage, accessed via a shared driveway.

As seen with neighbouring properties of a similar style, there is excellent scope to extend into the loft space to create additional first-floor accommodation, and off road parking to the front, subject to the necessary consents.

Whilst the property would now benefit from modernisation, it represents a fantastic opportunity for purchasers looking to upsize and create their ideal family home, as well as those wishing to downsize without compromising on space, location or potential.

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 Holmbush Way and 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
 - Three bedrooms
 - In need of updating
 - Direct downland views to front
 - 16'4 bay fronted lounge
 - Southerly aspect rear garden
 - Popular residential location
 - No on-going chain



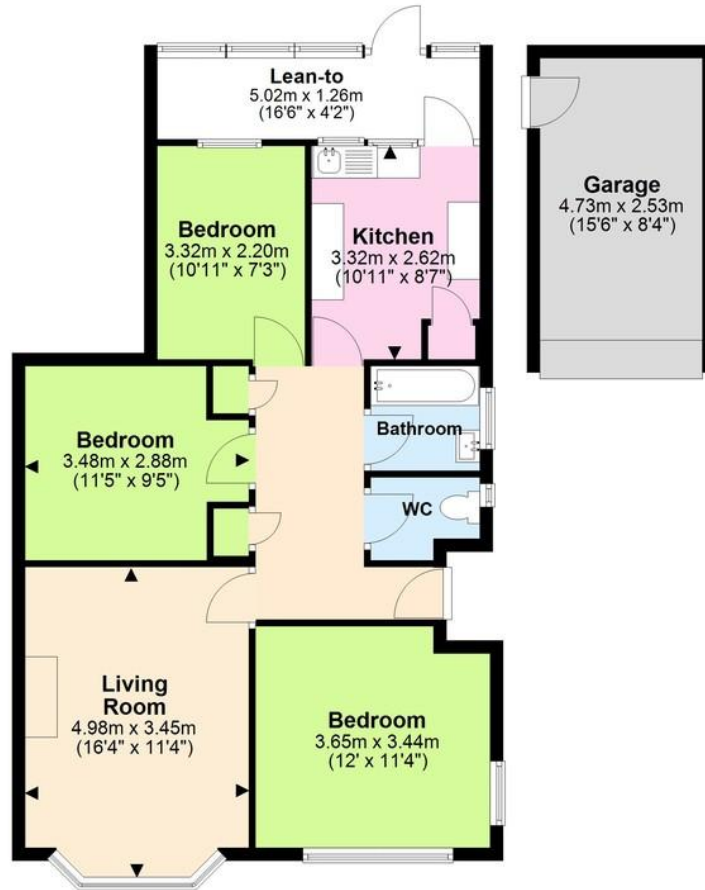








Ground Floor



Total area: approx. 88.4 sq. metres (951.5 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		
39-54	E	44 E	
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D – £2,151.33 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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