

Hyman
Estate & Letting



Hill
Agent



Flat 5, Albion House, Whiterock Place, Southwick, West Sussex, BN42 4BB

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£220,000 - Leasehold

Hyman Hill are delighted to offer for sale this spacious top (second) floor apartment, forming part of a purpose-built development, ideally positioned on level ground within easy walking distance of Southwick railway station, local bus routes, Southwick Square's shops, cafés and amenities. The property also falls within the catchment area for the highly regarded Shoreham Academy, proudly rated 'Outstanding' by Ofsted.

Enjoying stunning, uninterrupted views across Shoreham Harbour and out to sea, this bright and generously proportioned apartment offers an enviable coastal setting. The spectacular outlook can be appreciated from both the bay-fronted lounge/diner and the principal bedroom, creating a wonderful sense of space and tranquillity.

The accommodation comprises; 18' lounge/diner seamlessly connects to a dual-aspect fitted kitchen, two spacious double bedrooms and a contemporary fitted shower room. A welcoming entrance hall provides an abundance of recessed storage cupboards, while further benefits include double glazing and gas-fired central heating throughout. Externally, the property enjoys the added convenience of a private storage cupboard, ideal for bicycles and outdoor equipment.

Offered for sale with no onward chain, the property will also benefit from an extended lease upon completion, offering additional peace of mind for the new owner.

This is an excellent opportunity for first-time buyers, buy-to-let investors or those looking to downsize without compromising on space, convenience or exceptional coastal views.

Southwick Village Green and Southwick Square are within easy walking distance, offering 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 also easily accessible, 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.

Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

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.

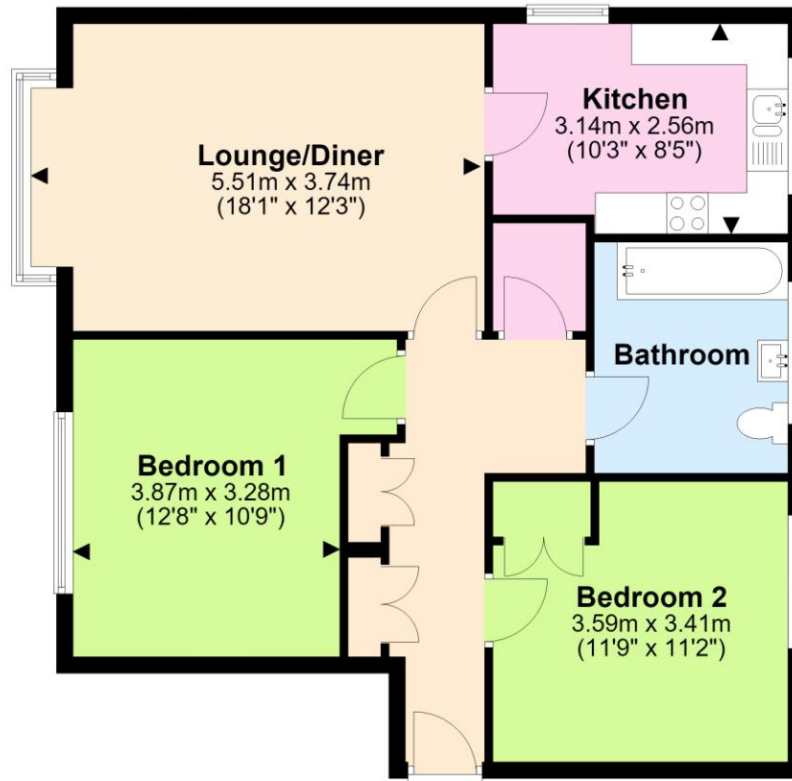
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- Second floor (top) purpose built apartment
 - Two double bedrooms
 - Stunning uninterrupted views of Shoreham Harbour & sea
 - Bright & spacious accommodation
 - Double glazing & gas central heating
 - Easy reach of shops, station & amenities
 - Extended lease on completion
 - No on-going chain







Second Floor



Total area: approx. 77.4 sq. metres (833.1 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		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B –
£1,971.92 per annum
(2026/2027)

Tenure: Leasehold

Lease Remainder: Lease to be
extended on completion

Service Charge: Approx £900 (to
be confirmed)

Ground Rent: £10 per annum

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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