Hyman Hill
Estate & Letting Agent

# 12 Harbour Court, Whiterock Place, Southwick, West Sussex, BN42 4BA

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## £195,000 - 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.

An ideal first purchase, buy to let investment or for those looking to downsize, this bright and spacious home offers well-proportioned accommodation to include; an 18' bay fronted lounge/diner having lovely views to the side of Shoreham Harbour and the sea beyond which leads to a spacious fitted kitchen, two double bedrooms and a bathroom with a convenient separate WC, 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.

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.

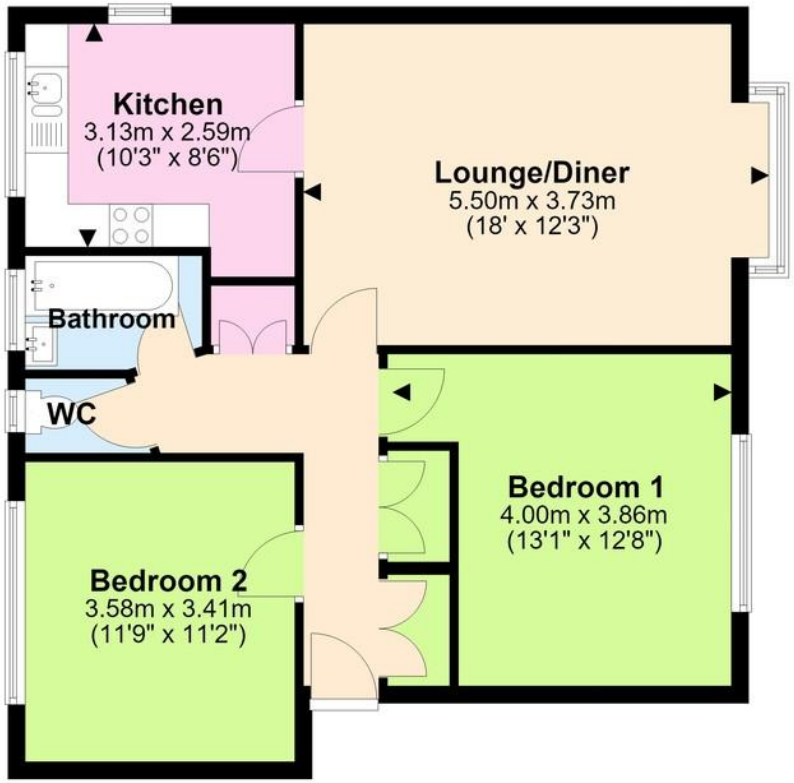
For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

- Top floor purpose built apartment
- Two double bedrooms
- Sea & Harbour views to side
- Spacious & well proportioned
- 18' bay fronted lounge/diner
- Double glazing & gas central heating
- Easy reach of station, shops & amenities
- No on-going chain

OLD TOWN HALL

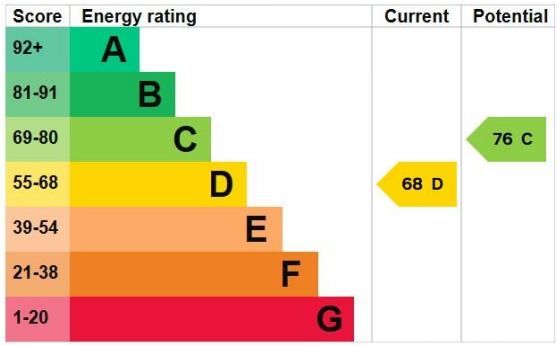
GU20 MDK

## Second Floor




Total area: approx. 67.4 sq. metres (725.1 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 liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.




### Useful Information

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

**Tenure:** Leasehold

**Lease Remainder**: 125 years from 17th January 1983.

**Service Charge:** Approx £907.32 per annum.

**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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