

Hyman
Estate & Letting



Hill
Agent



82 Coates Court, Butts Road, Southwick, West Sussex, BN42 4DS

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£199,950 - Leasehold

Hyman Hill are delighted to present for sale this bright, spacious and beautifully presented two double bedroom top floor apartment, enjoying delightful direct sea views and a highly convenient location within easy walking distance of Southwick Railway Station, local shops, amenities and a selection of well-regarded schools.

Positioned on the top floor of this purpose-built development, the property offers generously proportioned accommodation, finished to an excellent standard throughout, making it an ideal, turn-key purchase for first-time buyers, commuters and those seeking a low-maintenance home by the coast.

Offered for sale with no chain and an **extended lease on completion**, the accommodation includes a spacious 16'7" lounge/diner, flooded with natural light and enjoying wonderful open views across the port towards the sea. The contemporary fitted kitchen is both stylish and practical, featuring a range of integrated appliances including an oven, hob, extractor, dishwasher and wine fridge, together with access to a particularly useful separate utility room.

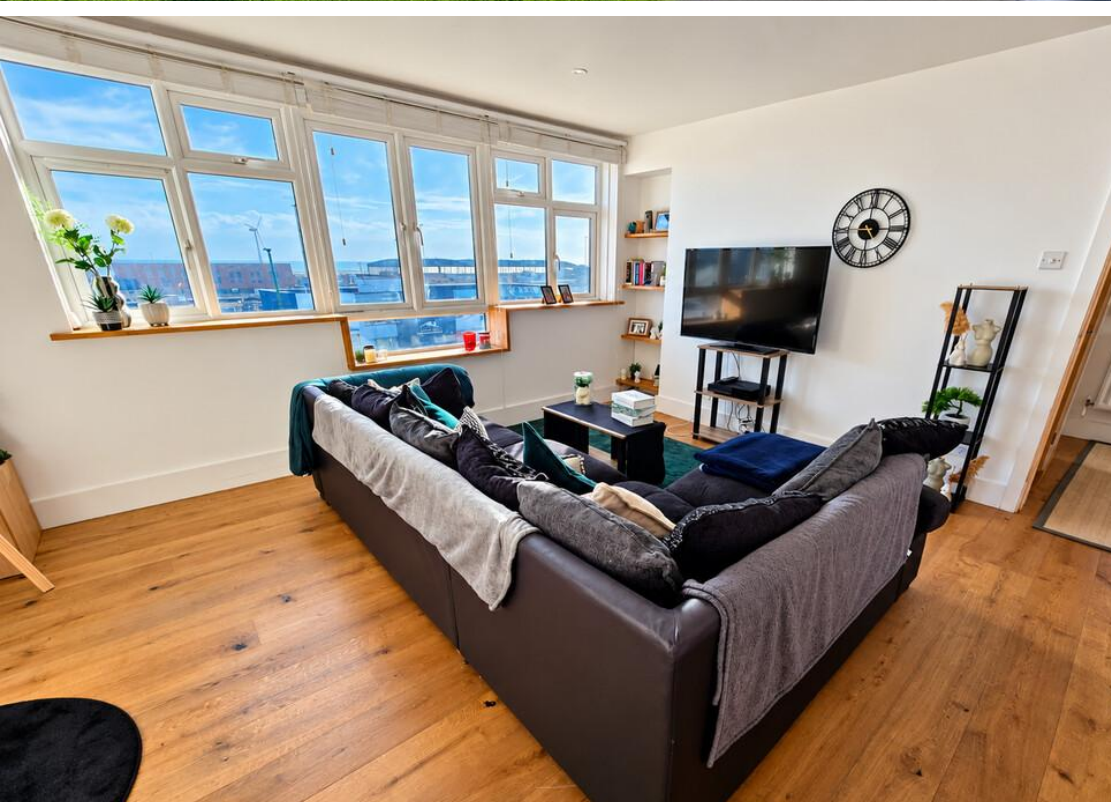
An inner hallway leads to two generously sized double bedrooms, with the principal bedroom also benefiting from attractive sea views, and a modern family bathroom finished in a contemporary style.

Further enhancing the appeal of this lovely apartment is a spacious private storage cupboard, conveniently located on the ground floor communal hallway, providing excellent additional space for bicycles, pushchairs and other belongings.

Externally, residents can enjoy well-maintained communal gardens to the rear of the development, predominantly laid to lawn with a number of seating areas.

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, links to 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.

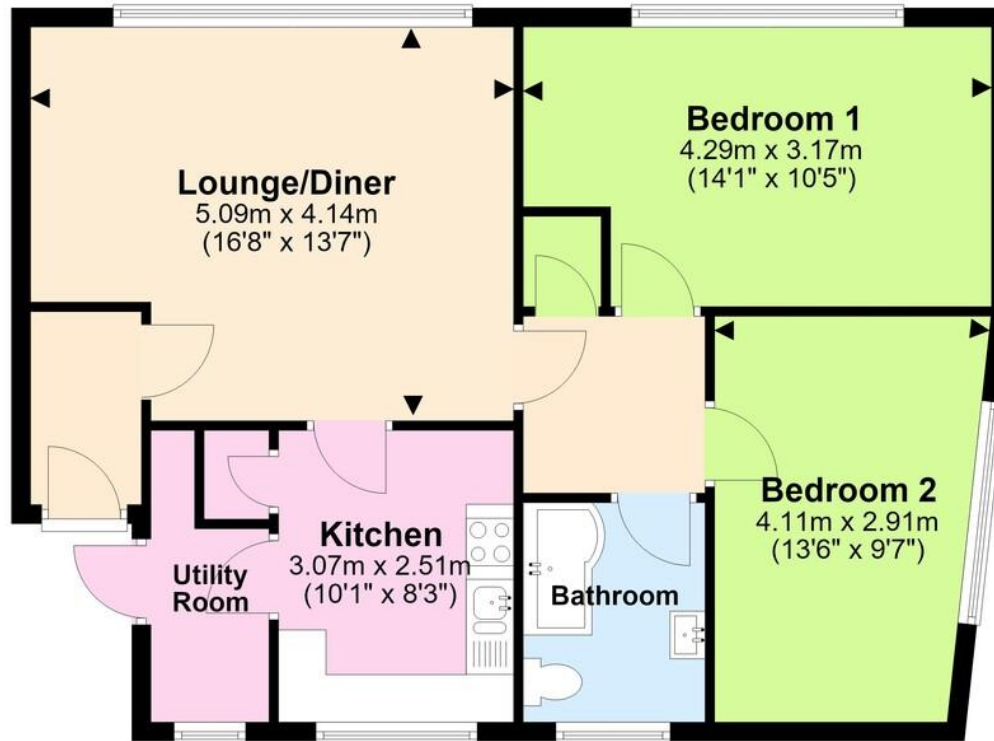
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| • Well presented purpose built top floor apartment | • Modern fitted kitchen with integrated appliances |
| • Two spacious double bedrooms | • Separate utility room |
| • Extended lease on completion | • Double glazing & gas central heating |
| • 16'7 lounge/diner with sea views | • No on-going chain |







Second Floor



Total area: approx. 70.0 sq. metres (754.0 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS OR EAVES STORAGE SPACE. 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	77 C	77 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: Extended to 125 years on completion.

Service Charge: £1,370.20 (2025/2026)

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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