



112 Southwick Square, Southwick, West Sussex, BN42 4FL

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'Offers in Excess of' £270,000 - Leasehold

A fantastic opportunity to purchase this spacious and well-proportioned three-bedroom top floor apartment, superbly positioned in the heart of Southwick Square.

Offering approximately 822.5 sq ft of well-presented accommodation, the property enjoys exceptional convenience, with an excellent range of shops and everyday amenities quite literally on the doorstep. Southwick railway station is 0.3 miles away and local bus services are opposite the property, making this an ideal choice for commuters and those looking for excellent transport connections to Brighton & Hove and the surrounding areas.

The accommodation is thoughtfully arranged, with an inner hallway providing a natural separation between the living and sleeping areas. The impressive 18'7" lounge/diner offers generous space for both relaxing and entertaining, with direct access onto a private balcony enjoying views across Southwick Square.

The contemporary kitchen/breakfast room provides plenty of space for everyday dining, while the sleeping accommodation comprises three well-proportioned double bedrooms. The principal bedroom has the added benefit of direct access to a further private balcony. A family bathroom and separate WC complete the internal accommodation.

Practicality is another key feature of the property, with a useful private storage cupboard positioned adjacent to the apartment's front door, together with an additional storage cupboard at street level – ideal for bicycles, pushchairs and other larger items.

This appealing apartment would make an excellent first-time purchase, buy to let opportunity or family home.

Southwick Square offers a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre and churches. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station offers 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.

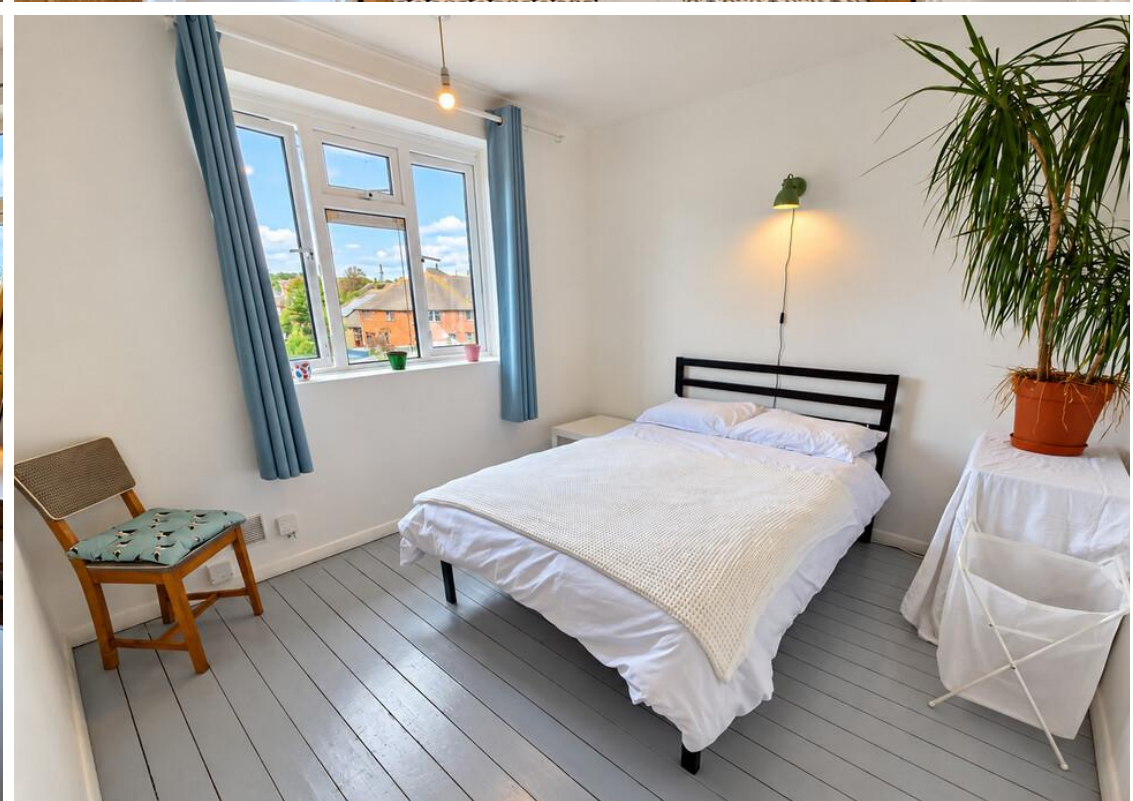
Families are well served by a number of nearby schools, including the private Shoreham College, and highly regarded state schools such as Glebe Primary, Eastbrook Primary Academy, and Shoreham Academy, the latter of which has been rated 'Outstanding' by Ofsted.

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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- Spacious top floor apartment (approx. 822.5 sq ft)
 - Three double bedrooms
 - Well presented throughout
 - Two private balconies
 - Spacious 18'7 lounge/diner
 - Modern fitted kitchen/breakfast room
 - Easy reach of all amenities & station
 - No on-going chain



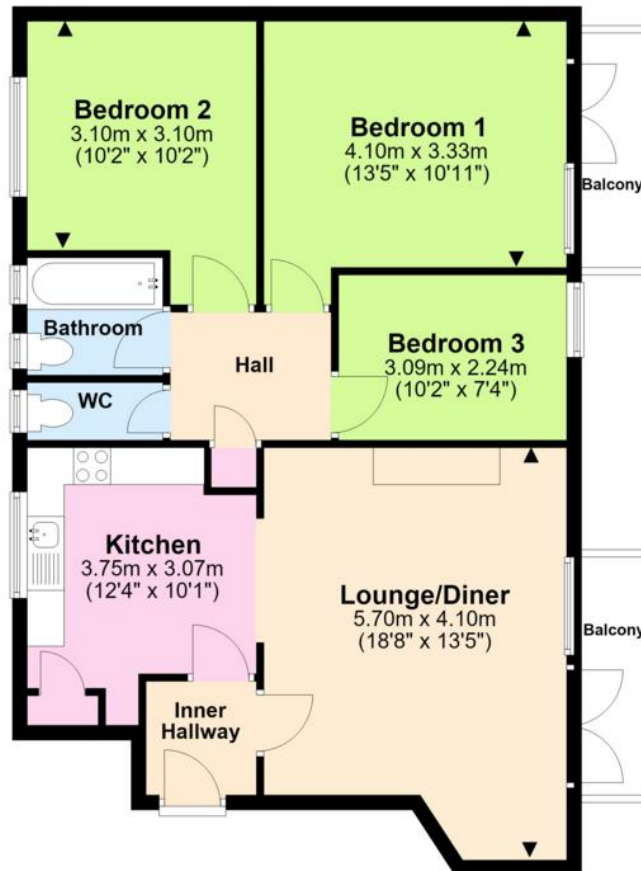








Second Floor



Total area: approx. 76.4 sq. metres (822.5 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		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B - £1,993.90 per annum (2026/2027)

Tenure: Leasehold 125 years from 07/01/1985

Ground Rent: £10 per annum

Service Charge: £729.33 1st April 2025 – 31st March 2026

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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