

Hyman  
Estate & Letting



Hill  
Agent



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

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

£189,950 Leasehold

---

“

***A spacious two bedroom top floor apartment moments from amenities & station*** ”

Hyman Hill are delighted to offer for sale this top floor apartment boasting spacious, well proportioned accommodation situated on level ground and being within easy reach of shops, bus stops and railway station.

In brief, the accommodation comprises; spacious 16'6 x 13'8 lounge/diner with delightful southerly aspect views across the working port towards the sea, modern fitted kitchen with access to a separate utility room, fitted bathroom and two good sized bedrooms. Furthermore, the property benefits from double glazing and gas central heating throughout.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches and bus stops.

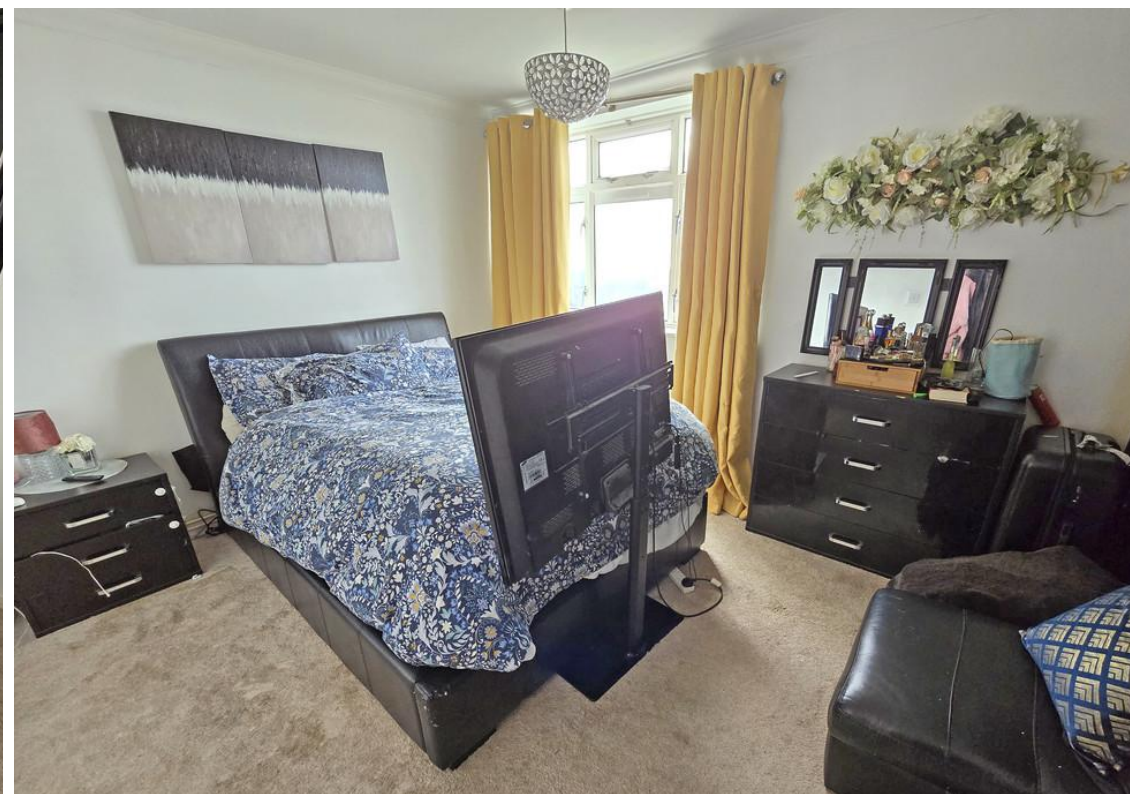
The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west making the property ideal for investors.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

- 
- Spacious top floor apartment
  - Two good sized bedrooms
  - Views across the working port towards the sea
  - Fitted kitchen & utility room
  - Double glazing & gas central heating
  - Easy reach of station & amenities
  - Ideal first purchase / buy to let
  - No on-going chain





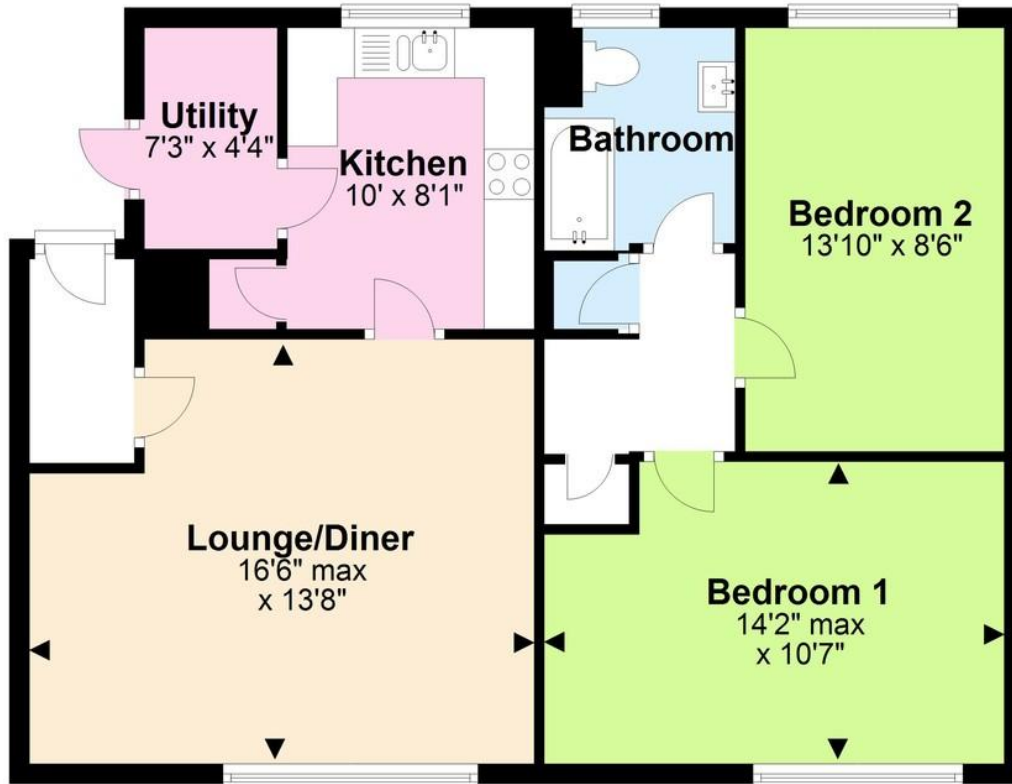
BODY CARE MOTOR BODY REPAIRS  
T: 01273 870 700 | bodycare23@hotmail.com

PORT KITCHEN

ONE



## Top Floor



Total area: approx. 740.0 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

Council Tax: £1,715 per annum (2023/2024)

Tenure: Leasehold – 125 years from 17<sup>th</sup> October 1988.

Service Charge: Approx £970 per annum (2023/2024)

Ground Rent: £10 per annum.

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Southwick – 01273 597730  
info@hymanhill.co.uk

Shoreham – 01273 454511  
shoreham@hymanhill.co.uk

Lettings – 01273 597730  
lettings@hymanhill.co.uk

[www.hymanhill.co.uk](http://www.hymanhill.co.uk)