

Hyman
Estate & Letting



Hill
Agent



85 Cross Road, Southwick, West Sussex, BN42 4HH

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Offers In Excess Of £499,950

“

A delightful extended & detached chalet bungalow with a beautiful south-west garden ”

Hyman Hill are delighted to offer for sale this deceptively spacious chalet style detached bungalow enjoying a popular level ground setting within easy reach of all amenities.

Bright and spacious throughout, the property has been well maintained by the present owner and has benefits to include; 19' lounge, 17'8 kitchen/breakfast room, utility room with separate WC, ground floor family bathroom, pitched roof double glazed conservatory and two double bedrooms. To the first floor there is a good sized third bedroom with en-suite shower room – an ideal space for friends and family to stay. Externally the property boasts a wonderfully secluded, good sized rear garden with a favoured sunny south-westerly aspect. The front has been landscaped to provide off road parking for numerous vehicles and there is side access to the rear.

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.

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.

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- Extended & detached bungalow
 - Three good sized bedrooms
 - Stunning & secluded south-west facing rear garden
 - Bathroom & en-suite + additional ground floor WC
 - 17'8 kitchen/breakfast room
 - Double glazed conservatory
 - Level ground - easy reach of amenities
 - Vendor suited with chain free property









Total area: approx. 1269.3 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		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D £2,205.15 per annum (2023/2024)

Tenure: Freehold

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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