

Hyman
Estate & Letting



Hill
Agent



4 Spring Gardens, Southwick, West Sussex, BN42 4AF

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£189,950 Leasehold



A spacious one double bedroom apartment within easy reach of amenities & station ”

Hyman Hill are delighted to offer for sale this spacious, well proportioned one double bedroom first floor apartment situated a well positioned purpose built development. Situated on level ground, this well presented apartment is offered with no on-going chain and comes with features to include; 14' bay fronted lounge, separate fitted kitchen with built in eye level double oven and hob, modern fitted shower room with access to a very spacious 3'9 storage cupboard and a double bedroom. Externally there is a residents only car park offering parking on a first come, first served basis found to the rear of the development.

We highly recommend undertaking an internal viewing of this property and consider ideal for first time purchasers, commuters and buy to let investors.

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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- Spacious One double bedroom first floor apartment
 - Purpose built development
 - Well presented throughout
 - Modern fitted kitchen & bathroom
 - Residents parking to rear
 - Close to train station & amenities
 - Ideal first purchase / buy to let
 - No on-going chain







First Floor



Total area: approx. 494.1 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: A £1,470.10 per annum (2023/2024)

Tenure: Leasehold. 125 years from 31 July 1989.

Service Charge: Approx £600 per annum.

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