



**Hyman**  **Hill**  
Estate & Letting Agent

Offers in Excess of £525,000  
Freehold

 01273 597730

## 17 Overhill, Southwick, BN42 4WL

- Detached family home
- Four bedrooms
- 16ft lounge
- 19ft Kitchen diner
- Bathroom plus shower room
- Paved rear garden
- Highly popular location
- Garage





### ENTRANCE PORCH

Double glazed front door leading into the porch and double glazed door to.

### ENTRANCE HALL

Large fitted cupboard, radiator, stairs to the first floor, double glazed window to side, under stairs cupboard and doors to.

### LOUNGE

16' 11" x 13' 3" (5.16m x 4.04m) Double glazed window to front, double radiator.

### KITCHEN DINER

19' 8" x 13' 11" (5.99m x 4.24m) Triple aspect double glazed windows, recently refitted with matching wall, base and drawer units, work tops with built in sink and

mixer tap, integrated washing machine and dishwasher, spaces for fridge freezer, wall mounted extractor fan with space below for range cooker, spot lighting, luxury vinyl tile flooring, double glazed door to the rear garden and separate double glazed door to drive.

### BEDROOM 3

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window, wooden flooring, radiator.

### BEDROOM 4

10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window, wooden flooring, radiator.

### SHOWER ROOM

Double glazed window, shower cubicle, vanity wash hand basin.

### CLOAKROOM

Double glazed window, low level WC, radiator.

### LANDING

Storage cupboard and doors to.

### BEDROOM 1

15' 11" x 14' 8" (4.85m x 4.47m) Dual aspect double glazed window, double radiator.

### BEDROOM 2

15' 9" x 10' 10" (4.8m x 3.3m) Double glazed window, radiator.

## BATHROOM

Double glazed window, low level WC, pedestal wash hand basin, panelled bath and tiled walls.

## REAR GARDEN

Paved rear garden with raised flower borders, summer house, shed and side access to shared drive.

## GARAGE

Up & over door.

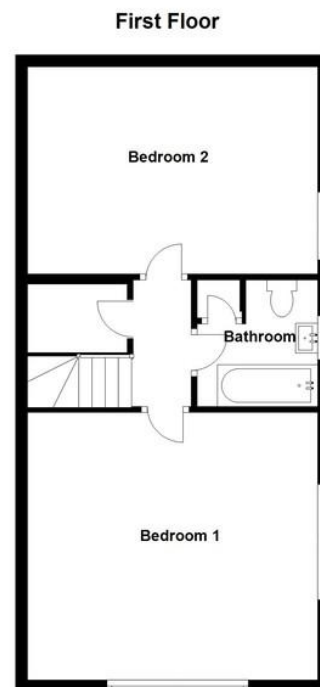












Total area: approx. 1499.8 sq. feet

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

### COUNCIL TAX BAND

Tax band E - £2,695.18 per annum  
(2023/2024)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.