

Hyman
Estate & Letting



Hill
Agent



26 Old Shoreham Road, Southwick, West Sussex, BN42 4HS

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'Offers in Excess of' £300,000 Freehold

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A well presented, extended, two double bedroom house in easy reach of all amenities”

Hyman Hill are delighted to offer for sale this extended, well presented two double bedroom home positioned on level ground and being within easy reach of all amenities and transport links.

Having been well maintained by the present owners, this property has features to include; separate lounge to front, full width 13'10 modern fitted kitchen/diner, separate study, contemporary fitted ground floor shower room, two first floor double bedrooms, modern fitted bathroom, double glazing and gas central heating. Externally there is a delightful rear garden measuring approximately 55' that boasts a favoured sunny southerly aspect with rear access. In addition, the garden offers a bright and spacious 17'6 x 9'6 outbuilding offering fantastic versatility providing an excellent space that can be used as an office, gym, home/work space i.e., beauty services, therapists, hairdressers etc (subject to any necessary consents) or for a teenager to simply hang out with friends!

With no on-going chain, we highly recommend undertaking an internal viewing for it to be fully appreciated.

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.

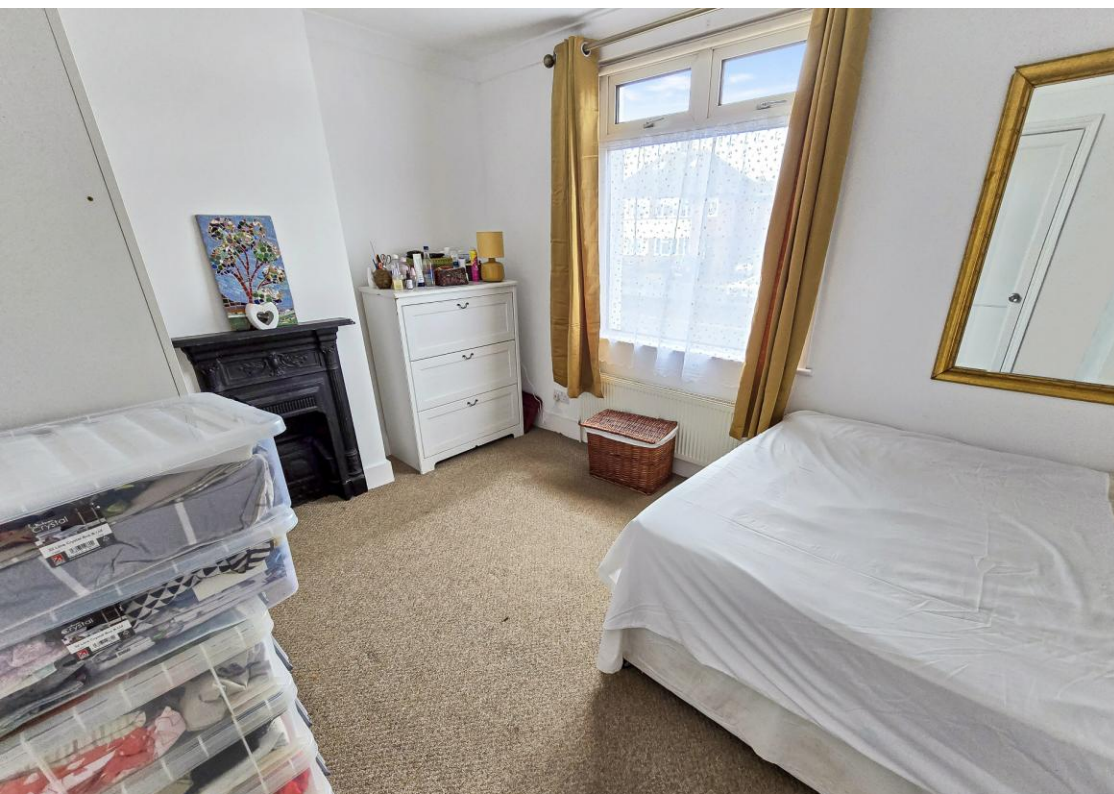
There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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.

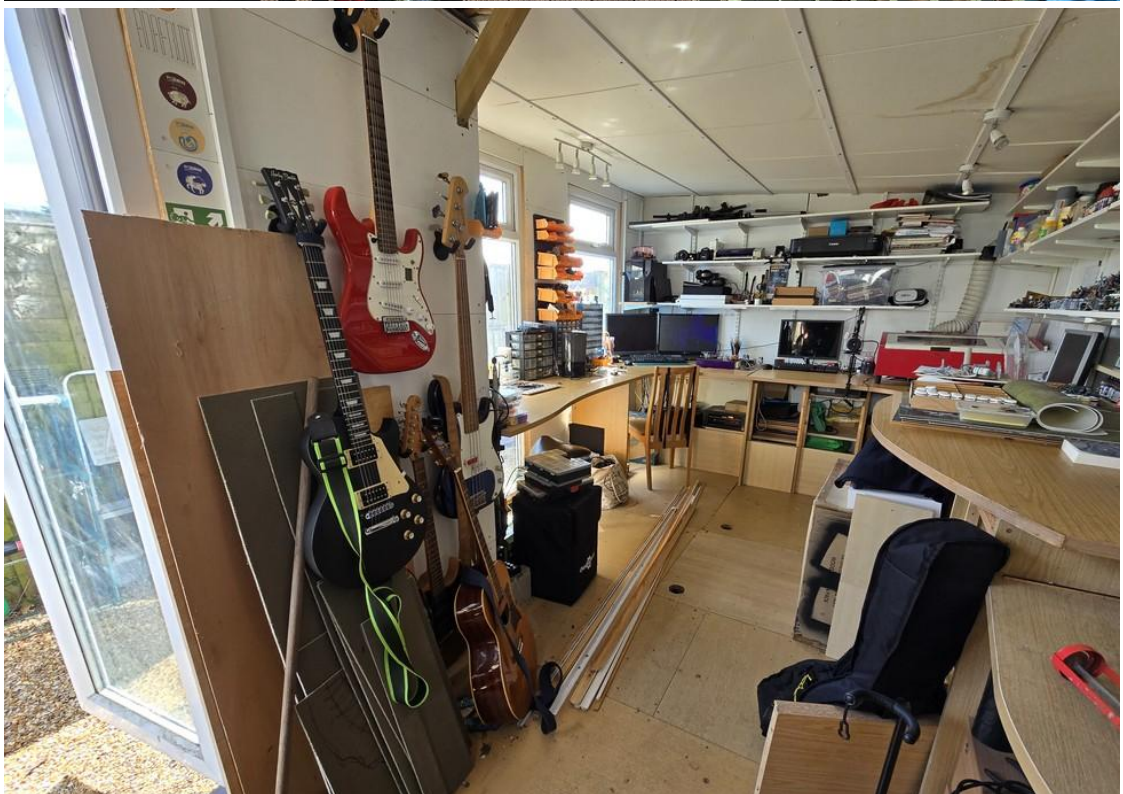
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- Extended two double bedroom house
 - 13'10 fitted kitchen/diner
 - Lounge & separate study room
 - Ground floor shower room
 - First floor bathroom
 - Approx. 55' south facing rear garden
 - 17'6 x 9'6 garden room
 - No on-going chain



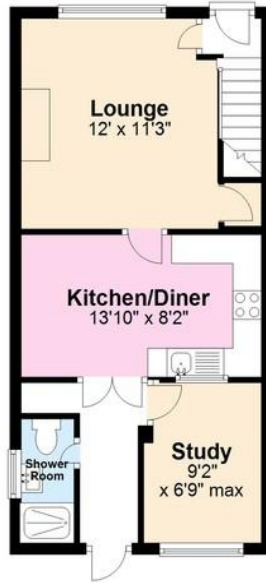








Ground Floor



First Floor



Total area: approx. 871.0 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band B -
£1,796.98 per annum
2024/2025

Tenure: Freehold

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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