



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

£399,950

Freehold

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## 56 Hill Farm Way, Southwick, BN42 4YH

- Extended semi detached bungalow
- Two double bedrooms
- Well presented throughout
- Modern fitted kitchen & bathroom
- Double glazing & gas central heating
- Southerly aspect rear garden
- 16'4 x 11'5 detached garage/workshop
- Off road parking to front





## INTRODUCTION

Hyman Hill are delighted to offer for sale this well presented two double bedroom bungalow semi detached bungalow offering bright, spacious and versatile accommodation situated in a popular residential location.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking! There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

## ENTRANCE HALL

Front door with obscured double glazed leaded light panels, radiator, recessed storage cupboard, laminate wood effect flooring, loft hatch giving access to roof void (with power and light), inset ceiling spotlighting, doors giving access to:

## LOUNGE AREA

11' 11" x 10' 1" (3.63m x 3.07m) Radiator, continuation of wood effect laminate flooring, smoothed and coved ceiling, opening leading through to:

## CONSERVATORY

10' 0" x 8' 11" (3.05m x 2.72m) Triple aspect via obscured double glazed high level windows to one side, double glazed southerly aspect window to rear, double glazed French doors and window to side giving access to the delightful rear garden, radiator, two wall lights, continuation of wood effect laminate flooring, pitched glass roof.

## KITCHEN

10' 4" x 8' 11" (3.15m x 2.72m) Double glazed southerly aspect window and door to rear overlooking and leading to the rear garden. Matching range of white high gloss fronted base, drawer and wall mounted units having contrasting roll edge work surfaces incorporating; inset single drainer stainless steel sink unit with mixer tap, inset four ring stainless

steel gas hob with fitted oven below and concealed extractor unit above, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for upright free standing fridge/freezer, wall mounted 'Ideal' combination boiler (installed July 2022) housed in matching unit, tiled flooring, tiled splash-backs, smoothed ceiling with inset spot lighting.

## BEDROOM

12' 0" x 10' 11" (3.66m x 3.33m) Double glazed window to front, radiator, smoothed and coved ceiling.

## BEDROOM / SECOND RECEPTION ROOM

16' 0" x 10' 8" (4.88m x 3.25m) Double glazed window to front, radiator with fitted decorative cover, feature cast iron fire place with gas coal effect insert and stone surround, laminate wood effect flooring, television point, smoothed and coved ceiling.

## BATHROOM

Obscured double glazed window to side. Contemporary white suite with chrome fittings incorporating; 'L' shaped shower/bath with side positioned waterfall mixer tap having wall mounted thermostatic shower controls riser rail, shower attachment and glass screen above, wash hand basin with waterfall mixer tap and storage cupboard below, low level WC with concealed button flush cistern, chrome heated ladder towel rail, tiled walls, tiled flooring, fitted ceiling extractor fan unit.







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### **SOUTH FACING REAR GARDEN**

Boasting a favoured sunny southerly aspect. Indian sandstone patio area leading from rear of property with matching pathway giving access to the garage/workshop. Remainder laid to lawn with railway sleeper bound flower borders. Outside tap, external power sockets, enclosed by panel fencing with rear access gate.

### **DETACHED GARAGE/WORKSHOP**

16' 4" x 11' 5" (4.98m x 3.48m) Being wider than average. Up and over door to front, double glazed French doors to side giving access to the rear garden, plumbing for washing machine, power and light.

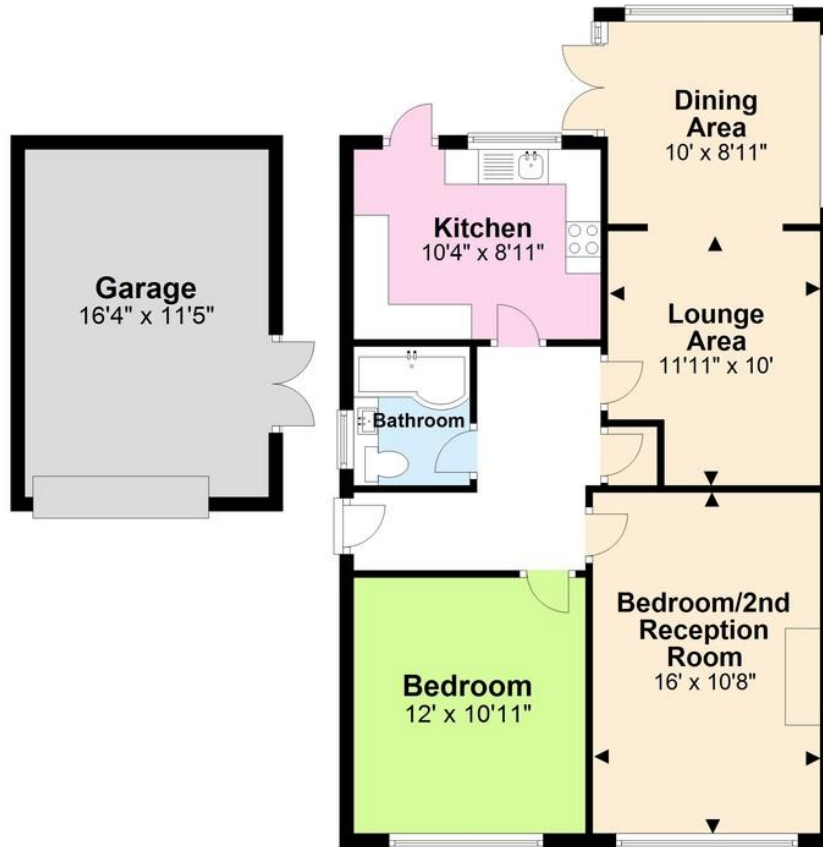
### **FRONT**

Laid to block paving affording off road parking for numerous vehicles.

Agents Note:

We have been verbally advised that the roof was re-tiled late 2023.

## Ground Floor



Total area: approx. 948.9 sq. feet

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

### COUNCIL TAX BAND

Tax band C £2,053.69 per annum  
(2024/2025)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	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.