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Estate & Letting



Hill  
Agent



66 Overhill, Southwick, West Sussex, BN42 4WJ

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'Offers in Excess of' £400,000 Freehold

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A fantastic opportunity has arisen to purchase this detached, well maintained 'Barclay' constructed bungalow situated in a favoured position, backing onto open space where horses graze at the bottom of the garden.

Offered with no on-going chain, this well-proportioned home has benefits to include; 17' bay fronted lounge, modern fitted kitchen and shower room with separate WC, three good sized bedrooms, a lean-to which offers stunning elevated far reaching views towards the sea, double glazing and gas central heating throughout. Externally, the mature and secluded rear garden measures approximately 85', a block paved driveway affords ample off road parking and there is also the added benefit a garage.

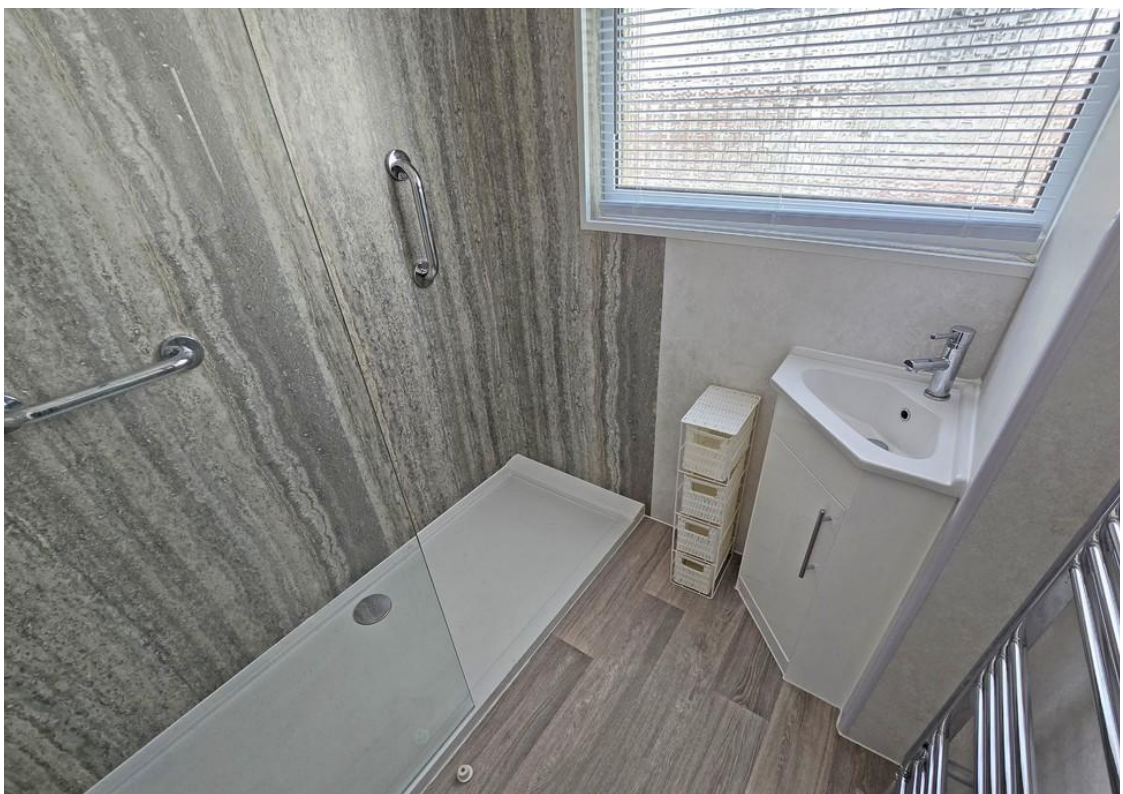
Like many neighbouring properties, there is a great deal of potential to explore with many having extended up and out to really take advantage of the views! (stnc). This property therefore makes an ideal purchase for those that are upsizing as well as those looking for their retirement home.

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.

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.

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- Detached 'Barclay' bungalow
  - Three good sized bedrooms
  - Spacious & versatile accommodation
  - Approx. 85' garden with stunning open views
  - Modern fitted kitchen & shower room
  - Double glazing & gas central heating
  - Garage & off road parking
  - No on-going chain











## Ground Floor



Total area: approx. 818.6 sq. feet

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

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		

## Useful Information

**Council Tax:** £2,310.40 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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