

Hyman  
Estate & Letting



Hill  
Agent



24 Upton Avenue, Southwick, West Sussex, BN42 4WP

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## 'Offers in Excess of' £475,000 - Freehold

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Hyman Hill are delighted to offer for sale this extended and detached 'Barclay' constructed bungalow situated in a highly sought after residential position.

Having been well maintained by the current vendors, this property offers deceptively spacious and versatile accommodation arranged over two floors with features to include; a spacious entrance hall (incorporating a former side positioned bedroom), four double bedrooms, 16' bay fronted lounge, modern fitted kitchen opening into a delightful triple aspect double glazed conservatory, modern fitted bathroom with separate WC, double glazing and gas central heating. The conservatory and rear first floor bedroom, offer stunning chimney top views towards the sea. Externally, there is a low maintenance rear garden boasting a favoured sunny southerly aspect and a longer than average garage. Off road parking could be created by utilising the front garden like many other properties in the road (stnc).

We highly recommend undertaking an internal inspection to fully appreciate its size, versatility and views.

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.

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.

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- Extended & detached 'Barclay' bungalow
    - Four double bedrooms
  - Spacious, bright & versatile accommodation
  - Well maintained & presented throughout
  - Stunning chimney top views towards the sea
    - Garage
  - Southerly aspect rear garden
  - No on-going chain













Total area: approx. 1261.4 sq. feet

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

**24 Upton Avenue, Southwick**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.

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](http://www.hymanhill.co.uk)