

Hyman

Estate & Letting



Hill

Agent



10 The Croft, Southdown Road, Southwick, West Sussex, BN42 4FT



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£299,950 - Share of the Freehold Interest

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***A bright, spacious & well proportioned two double apartment situated off Southwick Green*** ”

Hyman Hill are delighted to offer for sale this well presented purpose built apartment positioned within a highly sought after development on level ground and within easy reach of all amenities and transport links.

Positioned on the second (top) floor, this bright and airy home offers delightful, far reaching views towards The Downs and has further benefits to include; spacious 22' lounge/diner having full height double glazed dual aspect windows, modern fitted kitchen and bathroom, two double bedrooms with built in wardrobes, built in storage cupboards to the entrance hallway, double glazing, gas central heating and a share of the freehold interest with the lease having the remainder of 999 years.

Externally, the property benefits from a garage situated in a small compound to the rear of the development together with residents parking areas. Well maintained lawned gardens surround the development having an array of established flowers, shrubs and seating areas together with an enclosed whirly gig washing line area.

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.

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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- Second (top) floor purpose built apartment
    - Two double bedrooms
  - Bright, spacious & well presented throughout
    - Just off Southwick Village Green
  - Lovely far reaching views towards The Downs
    - 22' dual aspect lounge/diner
  - Modern fitted kitchen & bathroom
    - Garage en-bloc





















## Second (Top) Floor



Total area: approx. 835.5 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax:** Band C £2,053.69 per annum (2024/2025)

**Tenure:** Share of Freehold – remainder of 999 years.

**Service Charge:** £1,564 per annum

**Ground Rent:** £10 per annum



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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