

Hyman  
Estate & Letting



Hill  
Agent



145 Southwick Square, Southwick, West Sussex, BN42 4FQ

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## 'Offers in Excess of' £250,000 - Leasehold

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Hyman Hill are delighted to offer for sale this deceptively spacious and well-proportioned two double bedroom split level maisonette situated just off Southwick Village Green within easy access of all amenities.

Being the only property of its kind with a private front door from street level, the property boasts bright accommodation with features to include; spacious lounge with sliding doors leading into a separate dining room, modern fitted kitchen & bathroom (both with underfloor heating), two double bedrooms, double glazing and gas central heating. Externally, the property has direct access to large private roof top/patio area boasting a favoured sunny southerly aspect with oblique views of Southwick Village Green.

With low outgoings, long lease and a favourable, convenient level ground location, this property is ideal for those downsizing, making a first time purchase or as a buy to let investment.

With the layout and proportions of a house, we highly recommend undertaking an internal viewing for it to be fully appreciated!

Southwick Square offers 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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- Split level maisonette
  - Two double bedrooms
  - Private street level entrance
  - Private south facing patio/roof terrace
  - Two separate reception rooms
  - Modern fitted kitchen & bathroom
  - Double glazing & gas central heating
  - No on-going chain















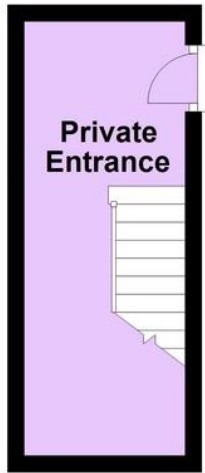








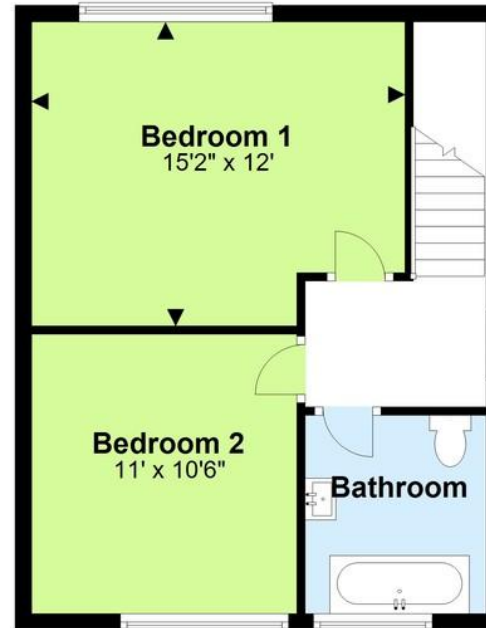
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 967.1 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		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B £1,796.98 per annum (2024/2025)

**Tenure:** Leasehold – 112 years remaining.

**Maintenance Charge:** £900 per annum.

**Ground Rent:** £50 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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