



11 Harbour Court, Whiterock Place, Southwick, BN42 4BA

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£199,950 - Leasehold

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Hyman Hill are delighted to provide the opportunity to purchase this bright and spacious two double bedroom first floor apartment situated in this purpose built development on level ground, being within easy reach of all amenities and transport facilities.

An ideal first purchase, buy to let investment or for those looking to downsize, this well proportions property has accommodation and features to include; 18' bay fronted lounge/diner having lovely views to the side of Shoreham Harbour and the sea beyond, fitted kitchen, two double bedrooms, bathroom with separate WC, lots of built in storage cupboards and double glazing throughout.

With no on-going chain, we highly recommend undertaking an internal inspection.

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 making the property ideal for investors.

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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- Top floor apartment
  - Two double bedrooms
  - Harbour & sea views to side
  - Bright, spacious & well proportioned accommodation
  - 18' bay fronted lounge/diner
  - Ideal first purchase/buy to let
  - Within easy reach of station & shops
  - No on-going chain







## Second Floor



Total area: approx. 764.1 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		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

### Useful Information

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

**Service Charge:** £1,044.75 per annum

**Ground Rent:** £10 per annum.

**Tenure:** Leasehold

**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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