

Hyman
Estate & Letting



Hill
Agent



47 Old Shoreham Road, Southwick, West Sussex, BN42 4RD

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‘Offers in Excess of’ £375,000 - Freehold

Hyman Hill are delighted to offer for sale this extended, bright and spacious three bedroom semi-detached family home situated in a popular and convenient location.

This well-proportioned property offers deceptive accommodation, with features to include; three reception areas providing a total length of 39' that could easily be closed off should you wish to create separate rooms, fitted kitchen, ground floor WC, three first floor bedrooms, spacious family bathroom, double glazing and gas central heating.

Externally, there is a good sized rear garden having established flower, shrub and tree borders and shared driveway leading to a garage. Off road parking to the front could be created, subject to necessary consents.

Although the property requires modernisation throughout, it is in liveable condition and offers excellent potential for those looking for a project.

Furthermore, there is the added benefit of no on-going chain.

The property is perfectly positioned at the foot of the South Downs National Park offering beautiful walks - 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 within walking distance providing a range of corporate and independent shopping facilities as well as other amenities including library, 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 and Gatwick being just 35 minutes drive away.

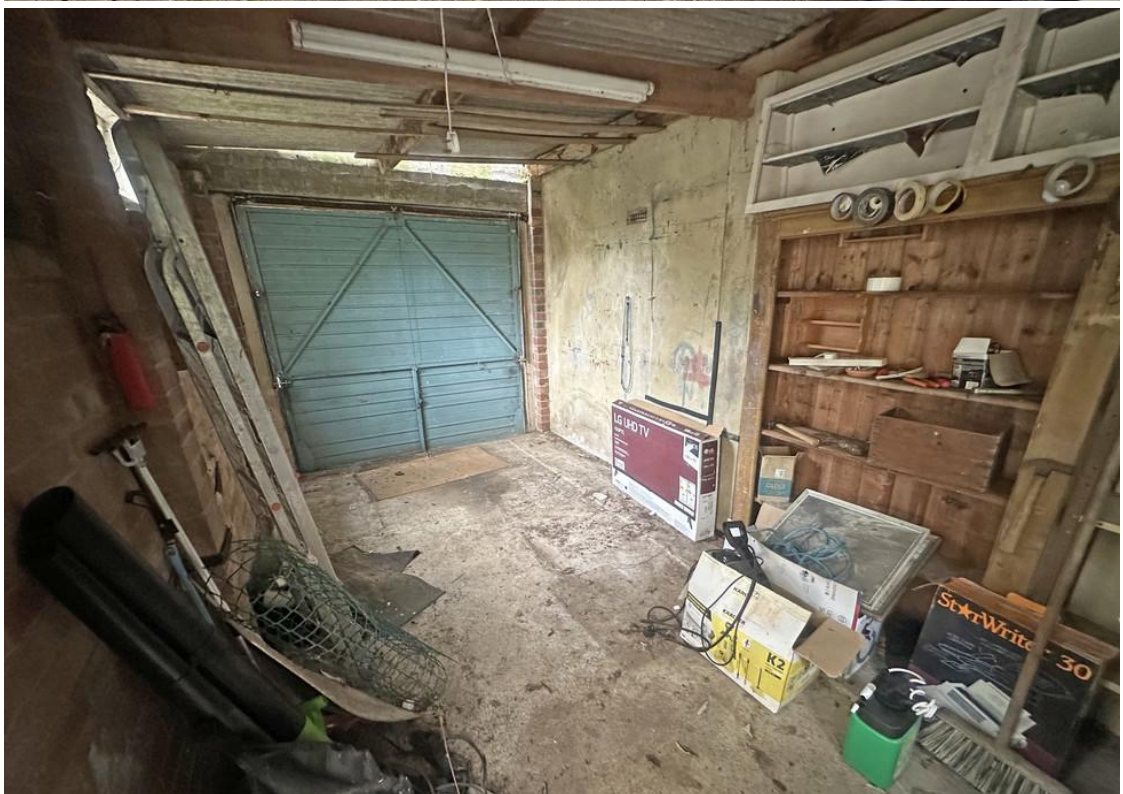
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- **Extended semi detached family home**
 - **Three bedrooms**
 - **39' Extended lounge / diner / second reception**
 - **Ground floor WC**
 - **Fitted kitchen & shower room**
 - **Garage**
 - **Easy reach of amenities & transport links**
 - **No on-going chain**

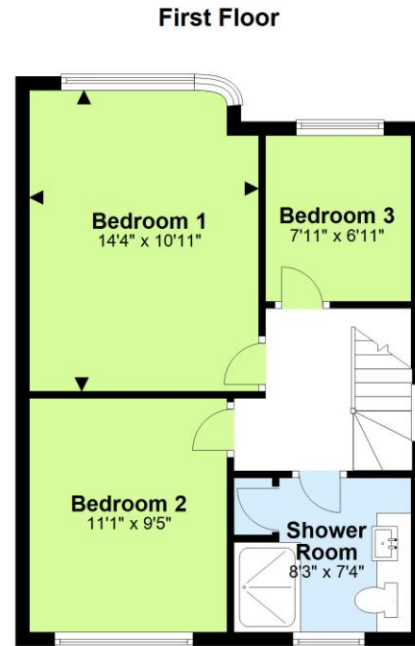
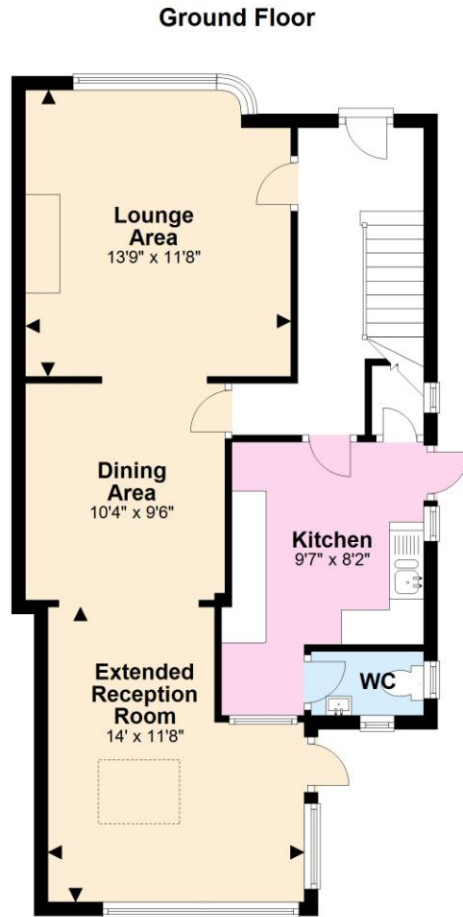












Total area: approx. 1105.0 sq. feet

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,053.69 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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