

Hyman  
Estate & Letting



Hill  
Agent



28 Cross Road, Southwick, West Sussex, BN42 4HF



## 28 Cross Road, Southwick, West Sussex, BN42 4HF

£310,000 - Freehold

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Hyman Hill are delighted to offer for sale this two double bedroom older style end of terrace house situated in a favoured residential location, off Southwick Village Green, within easy reach of amenities and transport links.

Requiring modernisation throughout but offering a great deal of potential, this home has features to include; separate bay fronted lounge, 15'6 full width kitchen/diner, lean-to conservatory, two first floor bedrooms and a bathroom. Externally, there is a low maintenance courtyard garden to rear and a block paved driveway to the front affords off road parking for several vehicles.

Offered with no on-going chain and being an ideal first purchase, 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.

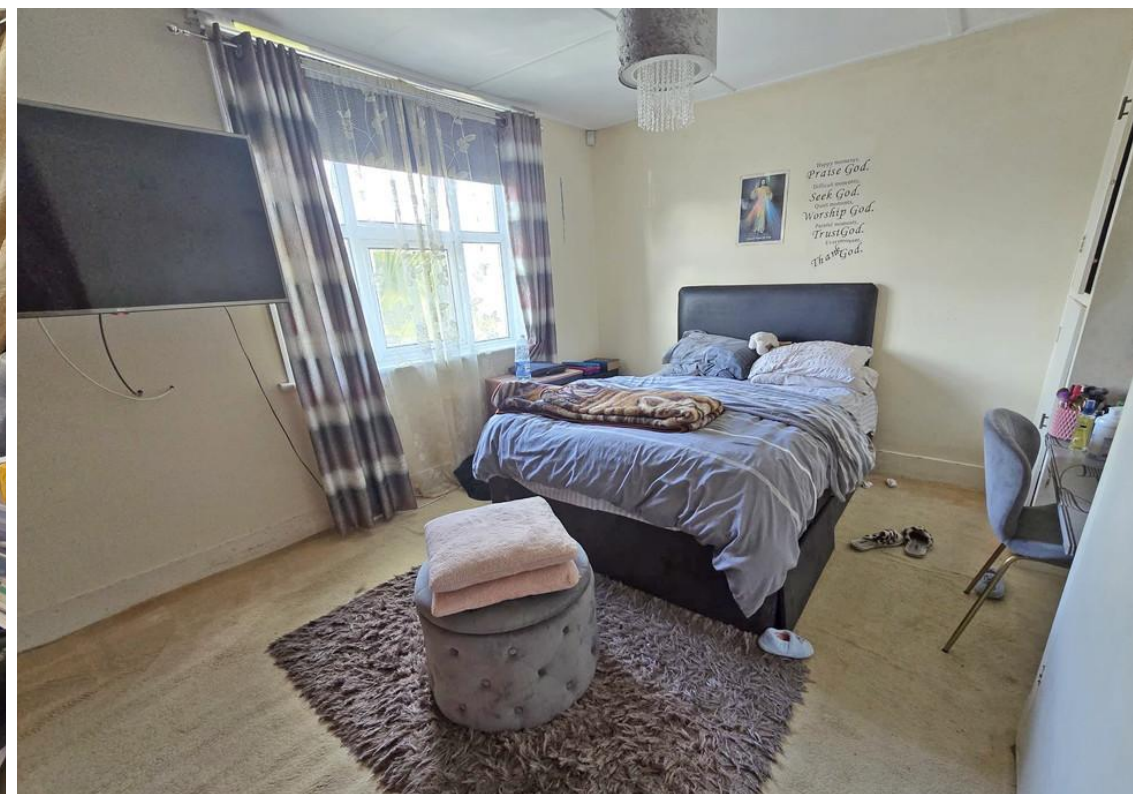
The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

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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- End of terrace older style property
    - Two double bedrooms
  - In need of modernisation throughout
  - Just off Southwick Village Green
  - 15'6 kitchen/diner
  - Bay fronted lounge
  - Off road parking to front
  - No on-going chain

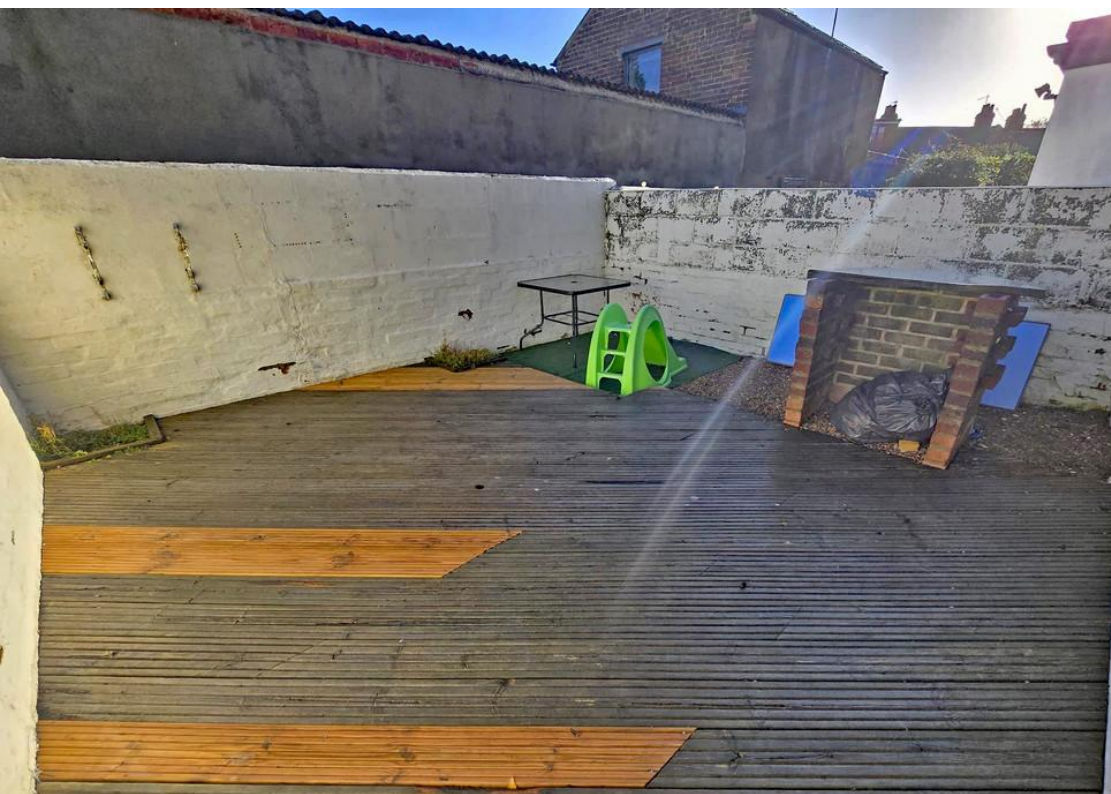




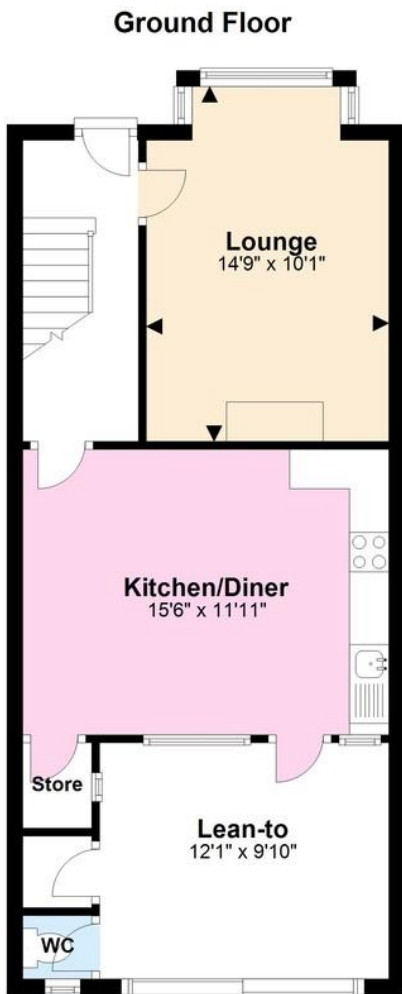












For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,053.68 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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