



25 Meadway Court, Southwick, West Sussex, BN42 4SL

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### Offers In Excess Of £240,000 - Leasehold

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Hyman Hill are delighted to offer for sale this bright and spacious two double bedroom ground floor apartment situated in a highly sought after purpose built development surrounded by well-maintained communal gardens.

Positioned on level ground within easy reach of amenities, this well proportioned home has features to include; 16'7 lounge/diner, fitted kitchen/breakfast room with access to a separate utility room, wet room, two dual aspect double bedrooms, double glazing and gas central heating. Externally, there is a garage situated to the rear of the development.

Offered for sale with no on-going chain and the remainder of a 999 year lease, this property is ideal for first time buyers, downsizers and being on the ground floor, it is perfect for those with mobility issues.

We highly recommend undertaking an internal viewing to fully appreciate this size and potential of this property.

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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- Ground floor apartment
  - Two double dual aspect bedrooms
  - Sought after purpose built development
    - 16'7 lounge/diner
  - Double glazing & gas central heating
    - Garage en-bloc
  - Remainder of 999 year lease
    - No on-going chain







## Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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, remainder of 999 year lease.

**Service Charge:** £1,950 Per annum

**Ground Rent:** £10 Per annum

**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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