

Hyman  
Estate & Letting



Hill  
Agent



87 Meadway Court, Southwick, West Sussex, BN42 4SN

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£265,000 - Leasehold

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Hyman Hill are delighted to offer for sale this very well presented two double bedroom first floor apartment situated within a highly popular purpose built development within easy reach of amenities and transport links.

Offering bright, spacious and well-proportioned accommodation, the property has features to include; 17' lounge diner having lovely views over the well maintained communal gardens, modern fitted kitchen with separate utility room (that could also be used as an office area), two double dual aspect bedrooms, modern fitted bathroom, double glazing and gas central heating.

Externally, there is a garage situated in a compound to the rear of the development and mature lawned gardens surround the property with various seating areas.

Offered with no on-going chain and with the remainder of a 999 year lease, we highly recommend undertaking an internal viewing.

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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- Well presented first floor apartment
    - Two double bedrooms
  - Bright, spacious & well proportioned accommodation
    - Modern fitted kitchen with separate utility room
  - 17' lounge/diner
    - Double glazing & gas central heating
  - Garage en-bloc
  - No on-going chain







### First Floor



Total area: approx. 801.5 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B – £1,796.68 per annum (2024/2025)

**Tenure:** Leasehold

**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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