

Hyman
Estate & Letting



Hill
Agent

First Floor Flat, 4 Colebrook Road, Southwick, West Sussex, BN42 4AL

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£239,950 - 50% share of the Freehold interest

Hyman Hill are delighted to offer for sale this two bedroom apartment occupying the entire first floor of this character Victorian home, situated in a convenient level ground position being within a five minute walk of Southwick railway station, shops and amenities.

One of only two apartments within this two-storey converted house, the deceptively bright and spacious accommodation features; separate bay fronted lounge, fitted kitchen leading to a separate dining room, family bathroom, two bedrooms, double glazing & gas central heating (the entire heating system was installed in 2018 and has been serviced every year since).

The landing area has access to the loft space which could be converted to provide further accommodation, subject to necessary consents.

A great first purchase or ideal for those looking to downsize close to amenities, the property further benefits from a 50% share of the freehold interest with maintenance being arranged on an 'as and when required' basis with the ground floor co-freeholder.

An internal viewing comes as highly recommended.

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.

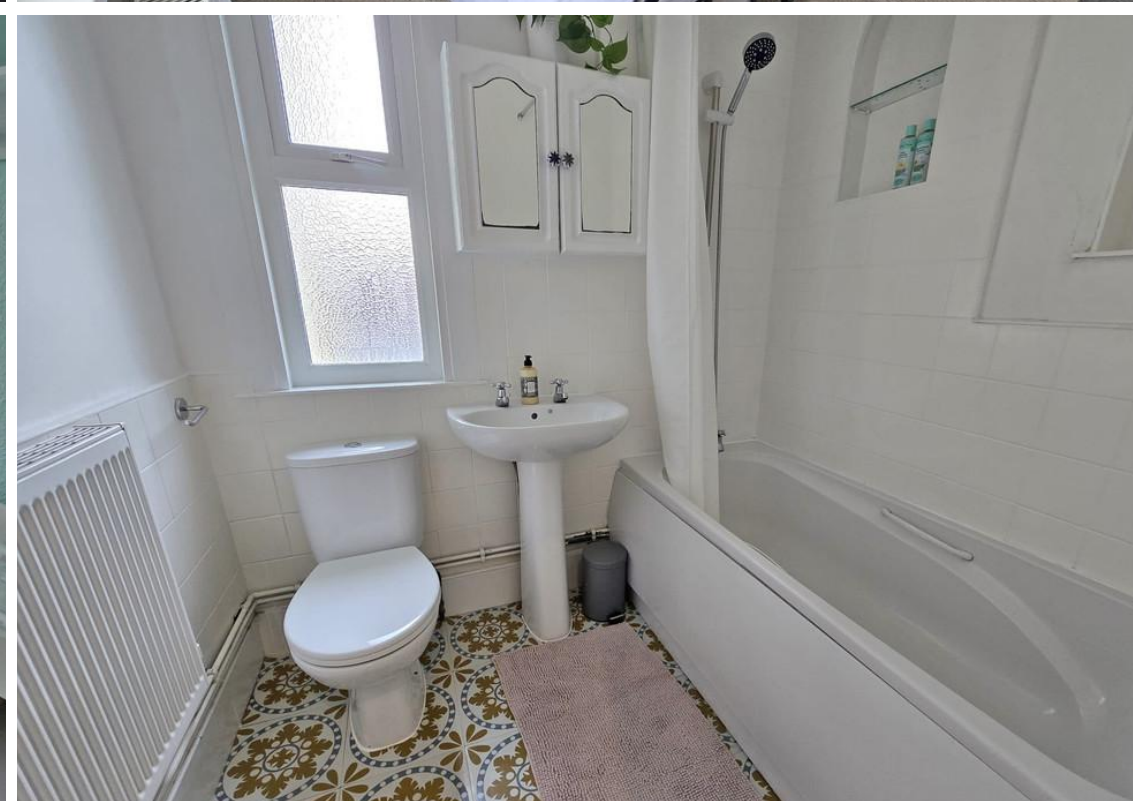
There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

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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- First floor apartment
 - Two bedrooms
 - Forming part of this lovely converted Victorian property
 - Bay fronted lounge
 - Kitchen & separate dining room
 - Double glazing & gas central heating
 - Access to loft space
 - Easy reach of station & amenities









Total area: approx. 709.0 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		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

Useful Information

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

Tenure: Share of Freehold



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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