



8 Sea House, Whiterock Place, Southwick, West Sussex, BN42 4AY

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£210,000 - Leasehold

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Hyman Hill are delighted to provide the opportunity to purchase this bright and spacious two double bedroom first floor apartment situated in a purpose built development on level ground, being within easy reach of all amenities and transport facilities.

An ideal first purchase, buy to let investment or for those looking to downsize, the property has spacious accommodation which is accessed via a passenger lift. Features include; private balcony with lovely views of the harbour and sea beyond, 17'8 dual aspect lounge/diner, 14'4 fitted kitchen, two double bedrooms, ample storage cupboards, double glazing and gas central heating throughout.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including Waitrose, cafés, doctors' 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 making the property ideal for investors.

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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| <ul style="list-style-type: none"><li>• First floor apartment with passenger lift<ul style="list-style-type: none"><li>• Two double bedrooms</li><li>• Sea &amp; harbour views</li><li>• Private balcony</li></ul></li></ul> | <ul style="list-style-type: none"><li>• Spacious, well-presented accommodation<ul style="list-style-type: none"><li>• 17'8 lounge/diner</li></ul></li><li>• Easy reach of station, shops &amp; bus routes<ul style="list-style-type: none"><li>• No on-going chain</li></ul></li></ul> |
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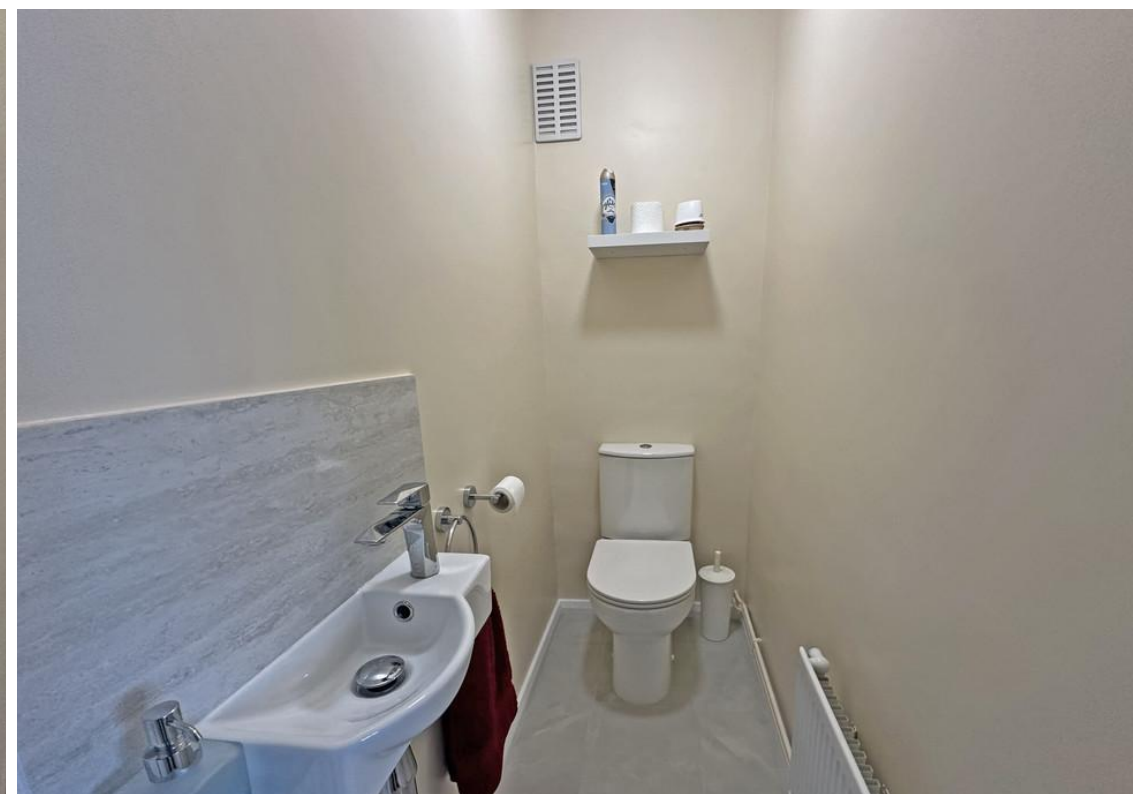












## First Floor



Total area: approx. 76.1 sq. metres (819.4 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B - £1,882.42 per annum (2025/2026)

**Tenure:** Leasehold

**Ground Rent:** £10 per annum

**Service Charge:** £1,028.73 per annum (estimated 2025/2026)

**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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