

Hyman
Estate & Letting



Hill
Agent



43 Hill Farm Way, Southwick, West Sussex, BN42 4YG

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£375,000 - Freehold

Hyman Hill are delighted to offer for sale this delightful and extended two double bedroom semi-detached bungalow, situated at the foot of the South Downs and enjoying stunning open field views to the rear.

Well presented throughout and offered for sale with no ongoing chain, this charming home is considered a must view.

The accommodation features a bright dual aspect lounge/diner, a modern fitted kitchen and bathroom, and a principal bedroom with recessed fitted wardrobes. Bedroom two has been thoughtfully extended to the rear, creating an impressive 17'10 room with double doors opening onto the rear garden. The property further benefits from double glazing and gas central heating throughout.

Externally, the secluded rear garden is truly the jewel of this home. Landscaped for low maintenance and predominantly enclosed by attractive brick walling, a rear gate leads to the charming "secret garden" – a wonderful seating area that enjoys simply breathtaking views across the South Downs and surrounding fields.

To the front of the property there is ample off-road parking via a block paved driveway. A private driveway to the side leads to a garage, providing ideal space for those with a motorhome, caravan or multiple vehicles – a rare advantage as many neighbouring properties have shared driveways.

This property would make an ideal home for those looking to downsize, while equally appealing to buyers moving up the ladder. Early viewing comes highly recommended.

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking!

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station providing coastal services east and west with links to London.

There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

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- Extended semi detached bungalow
 - Backing directly onto fields & South Downs
 - Two double bedrooms
 - Well presented throughout
 - Modern fitted kitchen & bathroom
 - Double glazing & gas central heating
 - Private driveway to garage
 - No on-going chain











Ground Floor



Total area: approx. 67.4 sq. metres (725.6 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,151.33 per annum (2025/2026)

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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