



2 Cardigan Villas, The Green, Southwick, West Sussex, BN42 4GG

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'Offers in Excess of' £350,000 – Share of Freehold

Set within an imposing Victorian semi-detached residence directly fronting the picturesque Southwick Village Green, this deceptively spacious three double bedroom apartment occupies the entire first and second floors, offering generous and versatile accommodation in a truly enviable setting.

Constructed by the current vendor's great grandfather, the building was among the first of its kind locally to feature cavity wall construction - an innovative approach for its time - seamlessly blending forward-thinking design with attractive period character. Today, the property retains a wealth of charm while providing the proportions and flexibility so often sought but rarely found.

The first floor boasts a superb westerly aspect bay-fronted lounge, flooded with natural light and enjoying delightful, uninterrupted views across Southwick Green. Two good sized bedrooms and a family bathroom are also arranged on this level. To the rear, a dual aspect 15'3 kitchen/breakfast offers a bright and sociable space ideal for everyday living and entertaining alike. From here, a door leads to steps descending directly into the private, mature rear garden.

This tranquil outdoor haven is a true highlight, offering a wonderful degree of privacy and an abundance of space for al fresco dining, relaxation or keen gardening pursuits. Rarely does an apartment offer such an impressive and established garden.

The second floor provides a further generous double bedroom, along with valuable scope to extend the accommodation further, subject to the necessary consents.

The property also features an allocated parking space to the front (no commercial vehicles). For peace of mind, there is a 50% share of the freehold interest with a long lease, and maintenance arranged on an as-and-when basis.

The property is also offered for sale with no ongoing chain enabling a quick transaction.

Ideally positioned in the heart of the village, and within easy reach of local amenities and transport links, this exceptional maisonette presents a rare opportunity to secure a substantial home in one of the area's most sought-after settings. Perfect for families, professional couples or those wishing to downsize without compromising on space, it offers a lifestyle of comfort, character and convenience.

Southwick Square is just around the corner, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

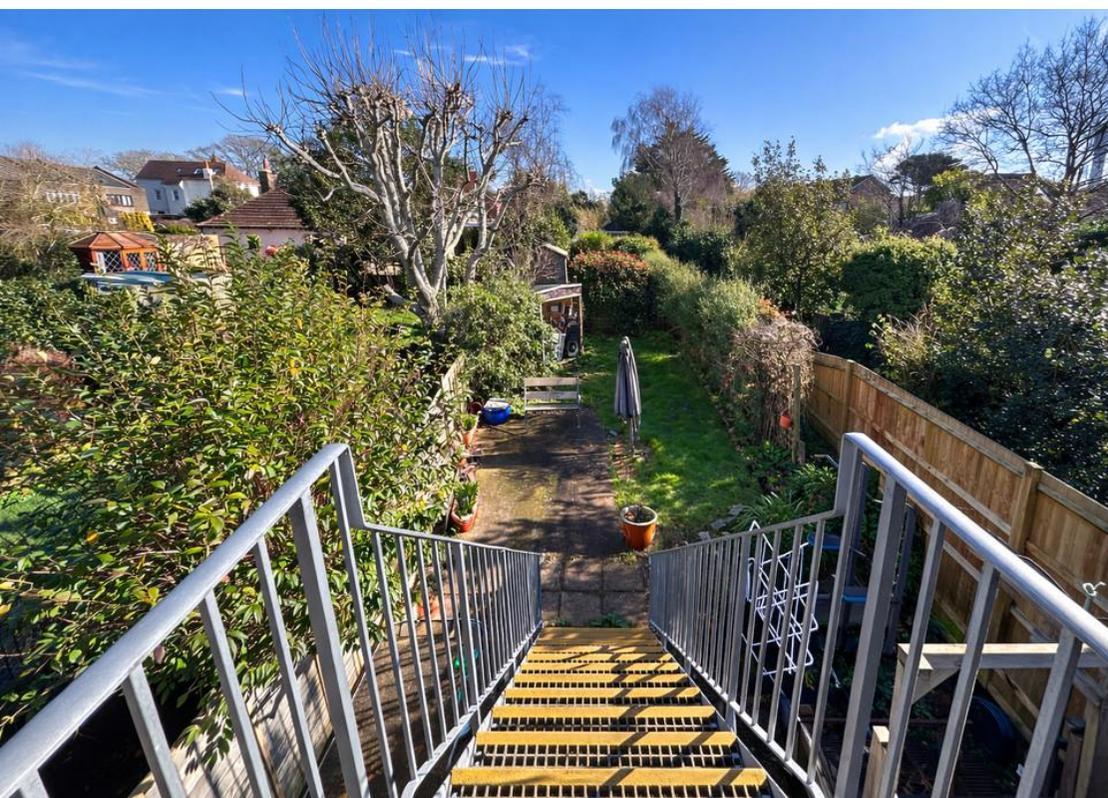
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- Spacious 1st & 2nd floor maisonette on Southwick Village Green
 - Forming part of this attractive Victorian semi detached house
 - Three good sized bedrooms
 - Lounge with bay window overlooking Southwick Green
 - 15'3 kitchen/breakfast room
 - Enclosed private rear garden with direct access
 - Off road parking
 - Share of freehold, long lease & 'as and when' basis maintenance

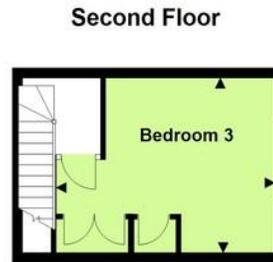












Total area: approx. 88.2 sq. metres (948.9 sq. feet)

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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

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

Tenure: Share of Freehold

Maintenance: Organised on an
'as and when basis' with the
ground floor property

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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