



Ground Floor Flat, 12 Underdown Road, Southwick, West Sussex, BN42 4HL

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£249,950 - Leasehold

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Hyman Hill are delighted to offer for sale this charming ground floor one double bedroom apartment, ideally positioned just off Southwick Village Green. Set on level ground and within easy reach of local shops and everyday amenities, the property enjoys a highly convenient yet peaceful location.

Offering spacious and well-proportioned accommodation throughout, this delightful home features a welcoming lounge with attractive stripped wooden flooring and a cosy log burner, creating a warm and inviting living space. The property further benefits from an impressive 22'3 fitted kitchen/dining room, providing ample room for cooking, dining and entertaining.

The accommodation is completed by a lovely double bedroom and a modern fitted bathroom, all presented in good order. Additional benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round.

Externally, the private and secluded rear garden is truly the jewel in the crown of this property. A wonderful outdoor space, it is perfect for entertaining, relaxing or enjoying alfresco dining in the warmer months.

This appealing home would be ideal for first-time buyers, downsizers or anyone seeking a conveniently located property close to local amenities.

Viewing is highly recommended to fully appreciate everything this property has to offer.

Southwick Village Green and Southwick Square are within easy walking distance, 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.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

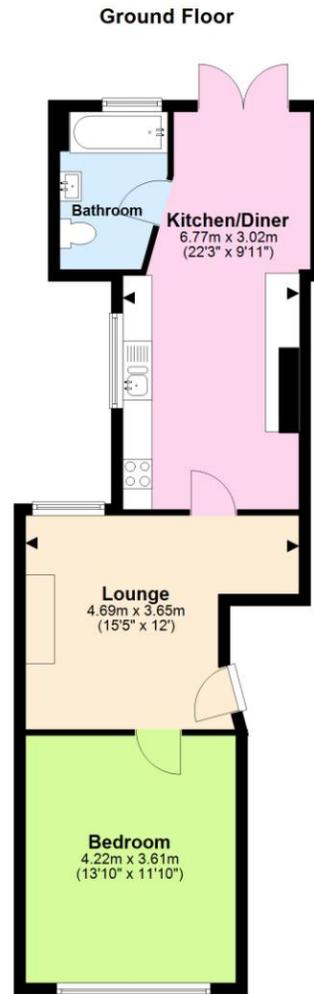
For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Ground floor apartment
  - One double bedroom
  - Private rear garden
  - Just off Southwick Village Green
  - Lounge with log burner
  - 22'3 kitchen/diner
  - Double glazing & gas central heating
  - Easy reach of shops & railway station









Total area: approx. 53.8 sq. metres (579.4 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		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band A - £1,690.22 per annum (2025/2026)

**Tenure:** Leasehold

**Ground Rent:** £200 per annum

**Service Charge:** £2,250 per annum (includes reserve charge)

**Lease:** 99 years from 25<sup>th</sup> December 2018

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

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