

Hyman
Estate & Letting



Hill
Agent



26 Holmbush Way, Southwick, West Sussex, BN42 4YA

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'Offers in Excess of' £450,000 - Freehold

Hyman Hill are delighted to offer for sale this extended semi-detached bungalow, ideally positioned at the foot of the South Downs in a highly sought-after residential location.

Offering well-proportioned and versatile accommodation, the property features a spacious 16'5 bay-fronted lounge, dining room/study, 16'7 kitchen/diner, double-glazed conservatory, and a modern fitted shower room.

To the first floor there is a full-length 17' dual-aspect master bedroom, enjoying outstanding chimney-top views stretching towards the sea.

Externally, the property benefits from a beautiful secluded rear garden with a favoured sunny southerly aspect, backing directly onto recreation fields, providing a peaceful and private setting. There is also the added advantage of a detached garage.

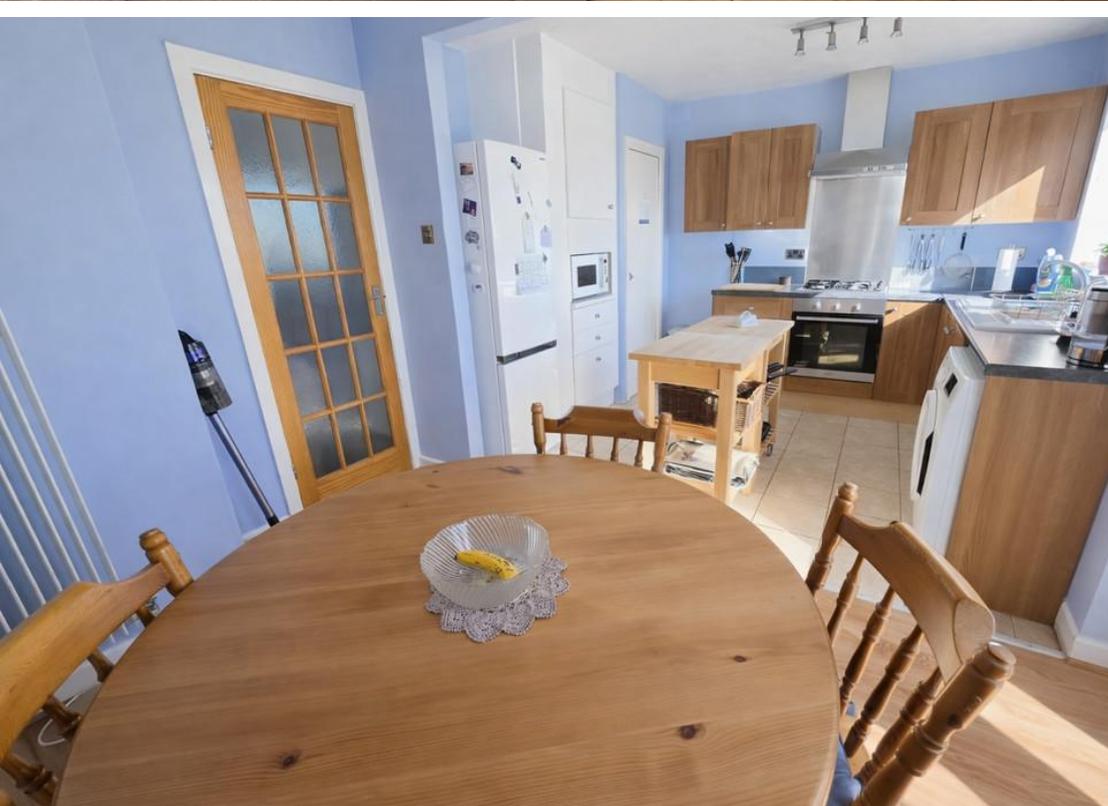
Offered for sale with no onward chain, an internal viewing is highly recommended to fully appreciate this superb home and its enviable location.

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
 - Two double bedrooms
 - Two reception rooms
 - 16'7 Kitchen/diner
 - Superb chimney top views to rear towards the sea
 - Backing onto playing fields
 - South facing garden & garage
 - No on-going chain



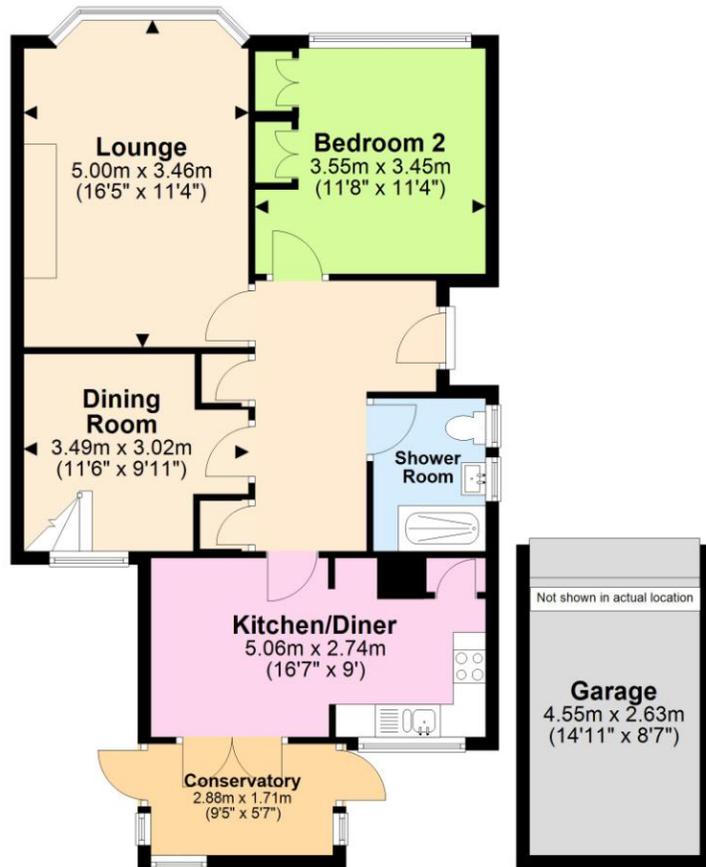




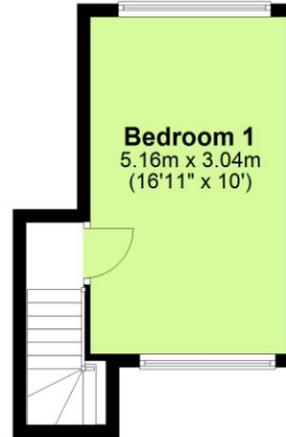




Ground Floor



First Floor



Total area: approx. 97.2 sq. metres (1046.4 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band D – £2,535.33 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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