



**Hyman**  **Hill**  
Estate & Letting Agent

£299,000  
Share of Freehold

 01273 597730

## 5 The Croft, Southdown Road, Southwick, BN42 4FT

- Immaculate first floor purpose built apartment
- Very popular purpose built development
- Two double bedrooms
- Modern fitted kitchen & bathroom
- Just off Southwick Village Green
- Double glazing & central heating
- Garage en-bloc
- Remainder of 999 year lease



## INTRODUCTION

Hyman Hill are delighted to bring to the market this much larger than average two double bedroom purpose built apartment situated in a popular tree lined road just off Southwick Village Green. Positioned on the first floor, the property boasts a bright and spacious 19'4 dual aspect lounge/diner, modern fitted kitchen, two double bedrooms with recessed double wardrobes, modern fitted bathroom, double glazing and gas central heating (combination boiler installed June 2025). Externally there is a single garage and residents parking area. Well maintained communal gardens surround the property with seating areas and a fenced off enclosure housing rotary drying lines.

Situated on level ground, Southwick Square with its comprehensive range of independent and corporate

shops can be found just around the corner together with library, doctors' surgery, community centre and bus stops. Southwick Railway station is found a short walk away offering coastal routes east and west with links to London.

With no ongoing chain, we highly recommend undertaking an internal inspection.

## SECURE COMMUNAL ENTRANCE

Controlled via entry phone system. Door to bin store, stairs rising to first floor landing with front door leading to:

## ENTRANCE HALL

Radiator, wall mounted entry phone handset, two double recessed storage cupboards with additional

storage cupboards above, recessed former airing cupboard housing stop cock and water meter with additional storage cupboard above, wall mounted digital central heating thermostat, smoothed ceiling, doors leading to all rooms.

## LOUNGE/DINER

19' 5" x 12' 0" (5.92m x 3.66m) Dual aspect via double glazed full height south and westerly picture windows, two radiators, television point, smoothed ceiling.

## KITCHEN

12' 3" x 7' 2" (3.73m x 2.18m) Double glazed westerly aspect window to side. Contemporary matching range of white high gloss fronted base, drawer and wall mounted units with contrasting work surfaces incorporating; inset single drainer stainless steel sink

unit with swan necked mixer tap, inset four ring stainless steel gas hob having built in oven under and fitted stainless steel chimney hood extractor unit above, space and plumbing for washing machine, space for tumble drier, space for upright fridge/freezer, wall mounted 'Ideal' combination boiler housed in matching unit (installed June 2025), tiled splash backs, smoothed ceiling.

### **BEDROOM ONE**

12' 2" x 11' 8" (3.71m x 3.56m) Double glazed westerly aspect window to side, radiator, recessed double wardrobe with additional storage cupboard above, smoothed ceiling.

### **BEDROOM TWO**

12' 2" x 10' 0" (3.71m x 3.05m) Double glazed westerly aspect window to side, radiator, recessed double wardrobe with additional storage cupboard above, smoothed ceiling.

### **BATHROOM**

Contemporary white suite with chrome fittings incorporating; 'L' shaped shower/bath with fitted glass screen having wall mounted thermostatic shower controls, riser rail, shower attachment and rain fall shower head over, vanity wash hand basin with mixer tap and storage cupboards below, low level WC with concealed button flush cistern, wall mounted shaver socket and extractor fan unit, chrome heated ladder towel rail/radiator, part tiled walls, smoothed ceiling.

### **GARAGE**

Situated in a small compound to the rear of the development with up and over door to front.

### **COMMUNAL GROUNDS**

Well maintained lawned communal gardens surround the development to three sides boasting mature flower and shrub borders with seating areas and an enclosed area housing rotary drying lines

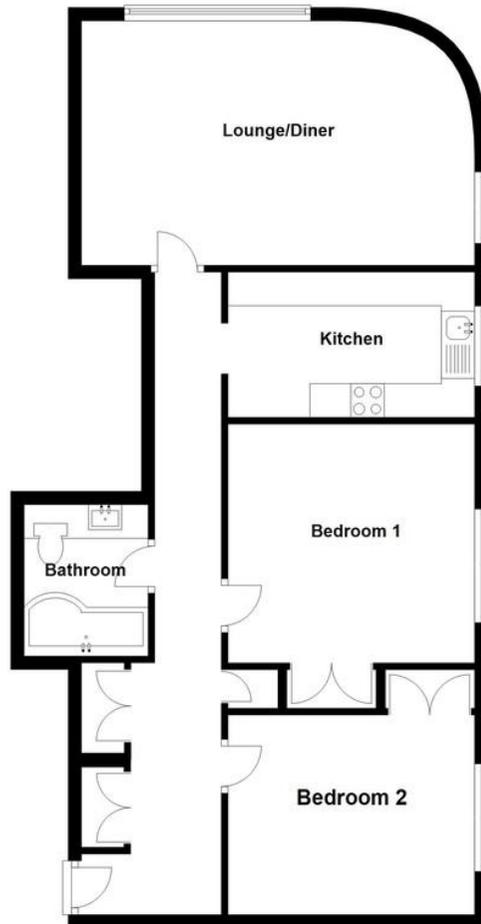
### **LEASE/MAINTENANCE**

We have verbally been advised by the vendors that the maintenance is £1,300 per annum and that the ground rent is £10 per annum. We have further been advised that the property enjoys the remainder of a 999 year lease





### First Floor



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C - £2,253.63 per annum  
(2025/2026)

### TENURE

Share of Freehold – 940 years remaining on  
the lease

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.