



Holmbush Way, Southwick

Asking Price £425,000



Holmbush Way Southwick

The Property

You enter this fantastic property in to a large entrance hallway with solid wood flooring, there are 2 storage cupboards and a hatch giving access to the boarded loft space with loft ladder.

The lounge is to the front of the property with feature open fire (Untested) and large bay window. There is a modern bathroom suite with tiled floor and contemporary tiled walls.

The first of the 2 double bedrooms is located at the front of the property and has a range of built in wardrobes and the 2nd double bedroom has a lovely South facing window over looking the rear garden.

The extended kitchen diner has a range of fitted modern units with an integrated range cooker as well as further fitted integrated appliances and a luxurious Corian Worktop with integrated sink. There is a South Facing window and sliding patio doors to the side of the kitchen leading out to a patio area. The extension to the kitchen is a lovely place to sit and look out to the garden and down towards the sea, it has South Facing windows as well as 2 unusual triangular skylights in to the pitched roof allowing lots of natural light.

Externally to the front there is an attractive mature front garden with a range of small plants, shrubs and bushes, there is a gate to the side leading to the rear garden. The South facing rear garden has a paved patio to the side return that leads to a decked area and onwards to a lawn. There is a brick built clad multi use garden structure that is currently used as a gym and could be used as an office.







Holmbush Way Southwick

A charming extended 2 bedroom bungalow located in North Southwick with South facing rear garden and elevated views to the coast.

The Location

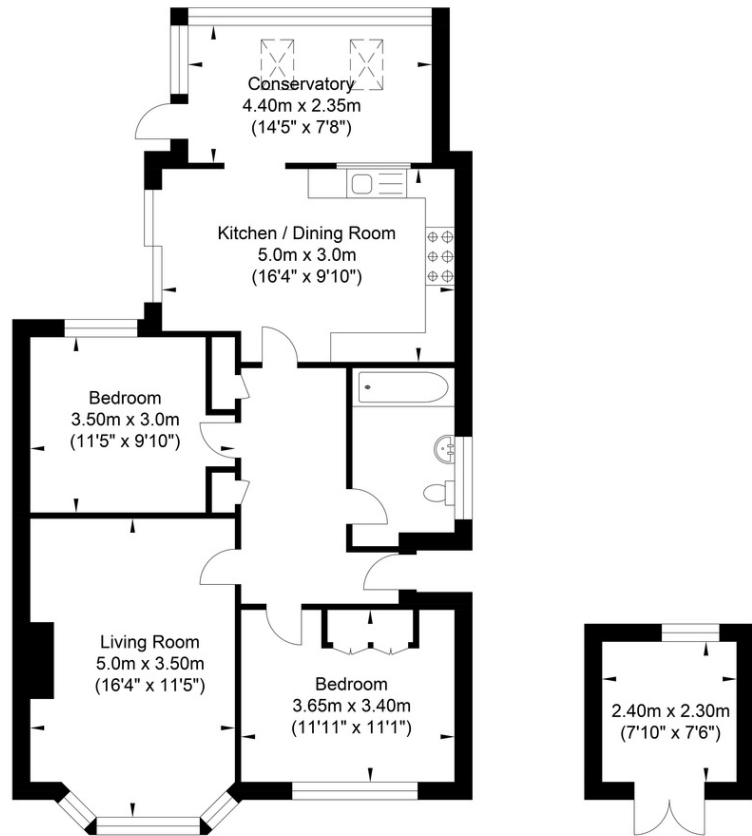
Holmbush Way is located in North Southwick at the foot of the South Downs, the bungalow is located close to local junior and secondary schools and shopping facilities with a small local convenience store only a short walk away as well as Southwick Square and green a little further in to the South.



For more comprehensive shopping facilities, Holmbush Shopping Centre, which is home to Tesco Extra, Next, and M&S superstores is only half a mile away to the West. The railway station, which provides access to Brighton & London, is a around a mile away, and the property is close to local bus routes that run into Brighton or west towards Worthing.

There are several junior schools nearby, as well as Shoreham College and the house is in the catchment area for Shoreham Academy secondary school, which is located to the South. For those who enjoy spending time outside the South Downs are just to the north of the property and offer beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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Ground Floor
Approximate Floor Area
859.28 sq ft
(79.83 sq m)

Outbuilding
Approximate Floor Area
59.41 sq ft
(5.52 sq m)

Approximate Gross Internal Area = 85.35 sq m / 918.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure Freehold
Council Tax Band - D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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