



## 34 Springate Road | Southwick | BN42 4LF

Harrison Brant are proud to offer to the market this spectacular extended four bedroom chalet detached family home, situated within a popular residential location near to local amenities, schools and public transport. The well planned accommodation is arranged over two floors and comprises of a canopy entrance porch, entrance hall, stunning re-fitted kitchen/dining and family area, with bi fold doors providing direct access and views across the rear garden. A separate lounge, two double bedrooms and a re-fitted shower room complete the ground floor accommodation. To the first floor the property offers two further bedrooms and a family bathroom. Externally the property enjoys landscaped gardens to both front and rear and a driveway providing off street parking. With the rear garden consisting of a raised decked terrace, lawn area with mature flower & shrub borders, garden shed, greenhouse and summer house. EPC rating D64.

## Asking price of £525,000

- Spectacular extended four bedroom chalet detached family home
- Popular residential location
- Close to local amenities
- Kitchen/dining/family area
- Separate lounge
- Shower room & Bathroom
- Off street parking
- Front & rear landscaped gardens





## Property Description

### CANOPY ENTRANCE PORCH

Front door to entrance hall.

### ENTRANCE HALL

Stairs rising to first floor landing, built in under stairs storage cupboard, radiator, picture rail, inset down lighters.

### KITCHEN/DINING/FAMILY AREA

27' 01" approx x 19' 10" approx (8.25m x 6.05m) Dual aspect with windows to both side and rear aspects, Bi folding doors to rear garden. A stunning re-fitted kitchen with a range of high gloss wall and floor and drawer units with central island providing further high gloss floor and drawer units. With wooden work top space over incorporating a single bowl single drainer sink unit with central mixer tap, 4 burner gas hob with filter hood over. Electric double oven, space for washing machine, space for dishwasher, space for American style fridge/freezer, tiled splash backs, inset down lighters, tiled flooring with

under floor heating, radiator, open to lounge.

### LOUNGE

13' 09" approx x 12' 0" approx (4.19m x 3.66m) Window to side aspect, feature fireplace with fitted gas coal flame effect fire, radiator, inset down lighters, tiled flooring with under floor heating, coving.

### BEDROOM 2

13' 11" approx x 9' 11" approx (4.24m x 3.02m) Window to front aspect, a range of fitted wardrobes, fitted bookshelf, radiator, picture rail, coving.

### BEDROOM 3

11' 01" approx x 10' 11" approx (3.38m x 3.33m) Window to front aspect, radiator, inset down lighters, coving.

### GROUND FLOOR SHOWER ROOM

Window to side aspect, fitted shower screen with fitted

rainforest shower with separate shower attachment, wash hand basin with cupboard storage below, low level flush WC, heated towel rail, tiled walls, tiled floors with heated under floor heating, extractor fan, inset down lighters.

### FIRST FLOOR LANDING

Velux window to side aspect, access to loft space, picture rail, built in eave storage cupboard, inset down lighters and radiator.

### BEDROOM 1

12' 11" approx x 11' 10" approx (3.94m x 3.61m) Dual aspect with window and part glazed door to balcony to front aspect and Velux window to side aspect, radiator, inset down lighters.

### BEDROOM 4

6' 08" approx x 6' 04" approx (2.03m x 1.93m) Window to rear aspect, radiator, inset down lighters.

### FAMILY BATHROOM

Window to rear aspect, panel enclosed bath with mixer tap and fitted shower over and screen, wash hand basin with cupboard storage below, concealed cistern WC, heated towel rail, part tiled walls, tiled floor, inset down lighters, built in eave storage cupboard, extractor fan.

### OUTSIDE

#### TO THE FRONT

Mainly laid to lawn with flower & shrub borders.

#### OWN DRIVEWAY

Providing off street parking with gated side access.

#### TO THE REAR

Raised decked terrace leading to lawn area with mature flower & shrub borders, timber garden shed and summer house, greenhouse, outside lighting, outside power point and tap.

### SOLAR PANELS

Solar panels fitted to the southerly aspect roof elevation.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

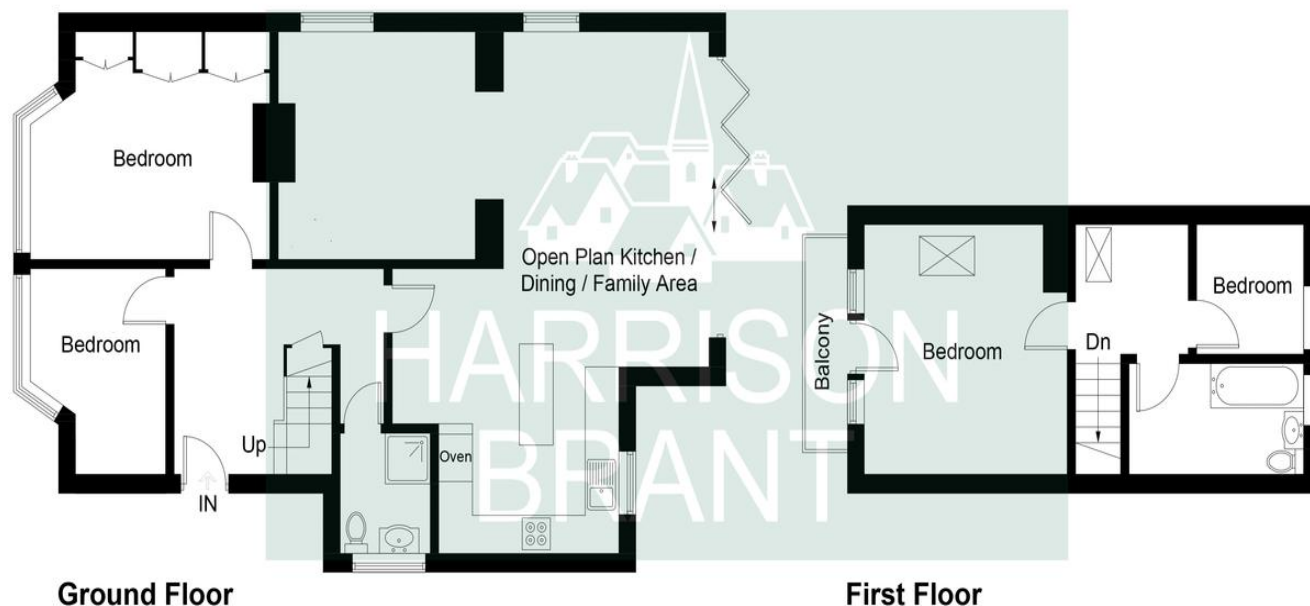
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## Springgate Road, Southwick, BN42 4LF

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.  
Items shown in the photographs are not necessarily included in the sale.  
VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT  
VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

