

Spencer
& Leigh



32 Whitelot Close, Southwick, Brighton, BN42 4YQ

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Guide Price £450,000 - £475,000 Freehold

- Spacious extended family home
- Five generous size bedrooms
- Excellent condition throughout
- 19' Modern fitted kitchen/dining room with direct access to the garden
- Cul-de-sac location
- G/f family bathroom and Cloakroom/WC and F/f family bathroom
- Easy access to the South Downs, Southwick Square and Windmill Parade
- Very large west facing garden
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £450,000 - £475,000

Nestled in the charming area of Whitelot Close, Southwick, Brighton, this exceptional semi-detached family home offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the open-plan modern fitted kitchen and dining room, which creates a welcoming atmosphere for family meals and gatherings. This contemporary design not only enhances the flow of the living space but also ensures that the kitchen is a delightful place to cook and socialise.

The property is in excellent condition throughout, allowing you to move in with ease and start enjoying your new home immediately. One of the standout features of this residence is the very large west-facing garden, perfect for outdoor activities, gardening, or simply soaking up the sun during the warmer months.

This extended semi-detached home is a rare find, making it an excellent opportunity for those looking to settle in a vibrant community close to the beautiful Brighton coast. Having easy access to the South Downs, Southwick Square and Windmill Parade. With its spacious layout and modern amenities, this property is sure to impress. Don't miss the chance to make this wonderful house your new home.



Whitelot Close is a popular residential location just east of Southwick Green and within easy walking distance of Southwick Square and the Train Station. Schools nearby include Glebe Primary School & Eastbrook Primary Academy. There is easy access to the A27 and bus routes into and out of the city are also close by.



Entrance
Entrance Hallway
Sitting Room
13'1 x 11'8
Kitchen/Dining Room
19'2 x 9'
G/f Cloakroom
G/f Bedroom
16' x 13'1
En-suite Bathroom
G/f Bedroom
12'8 x 10'7
Stairs rising to First Floor

Bedroom
13'3 x 11'11
Bedroom
13'3 x 8'11
Bedroom
8'8 x 7'11
Family Bathroom
OUTSIDE
Rear Garden

Property Information
Council Tax Band ADUR C: £2,053.69 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 15Mbps, Superfast 64Mbps & Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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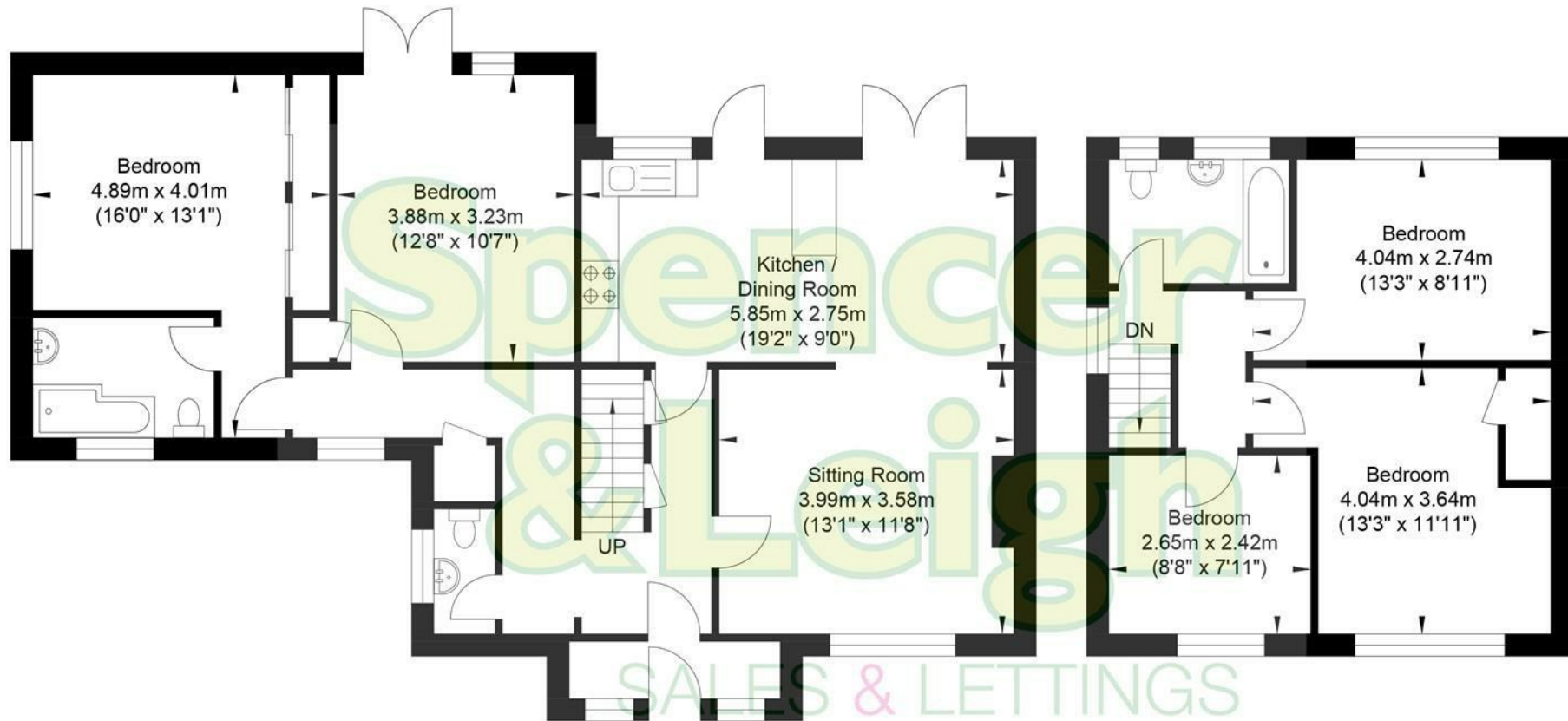


Council:- ADUR
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Approximate Floor Area
877.47 sq ft
(81.52 sq m)

First Floor
Approximate Floor Area
410.42 sq ft
(38.13 sq m)

Approximate Gross Internal Area = 119.65 sq m / 1287.90 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.