



2, Old Rectory Gardens, Southwick, Brighton BN42 4SQ

Spencer
& Leigh

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Offers In Excess Of £650,000 - Freehold

- Beautifully presented 'Dutch Barn' designed home
- Four good sized bedrooms
- Impressive kitchen/family room with bi-fold doors
- Two reception rooms, both with log burning stoves
- High specification kitchen with integrated appliances
- Separate utility room
- Family bathroom & en-suite facilities to master bedroom
- Good sized lawned rear garden with cabin
- Private off-road parking for two vehicles
- Immaculate condition throughout

GUIDE PRICE £650,000 - £700,000

Located in a sought after tree lined private road, this stunning family home has an unusual 'Dutch Barn' design and must be seen internally to be fully appreciated. You cannot fail to be impressed by the beautiful open-plan high specification fitted kitchen and family dining space which have bi-fold doors overlooking the good sized lawned garden. A separate lounge with its very own log burning stove makes for a quiet space to relax and unwind. Conveniently, there is a separate utility room and a downstairs cloakroom. All four of the good sized bedrooms along with the fantastic family bathroom are situated on the first floor. The master bedroom has the added benefit of en-suite facilities. The outside space features a good size lawn rear garden which has a newly constructed timber cabin with power and lighting, lending itself to be used as an office, playroom or possibly a gym. Two off road parking spaces are provided by a private driveway at the front of the property. The internal presentation in our opinion is second to none, having a contemporary theme throughout and attractive features such as bare brick and oak paneled walls, giving the home a feel that it wouldn't look out of place in an 'Ideal Homes' magazine. Our vendors have secured an onward purchase and are ready to move!



Being a sought after location on this tree lined road, close to the Holmbush Shopping Centre with Next, Tesco & M&S. Shoreham College and Shoreham Academy are located towards the bottom of the lane with Glebe Primary school just around the corner. Links in and out of the city are close by with Southwick Train Station less than a mile away and bus stops located within Kingston Lane or either the coast road or Old Shoreham Road.



Entrance hall

Lounge
12'7 x 12'2

Living/dining/kitchen
33'7 x 20'6

Utility room

Ground floor cloakroom

Stairs rising to first floor

Bedroom
14'5 x 11'1

En-suite

Bedroom
12'5 x 10'11

Bedroom
11'1 x 9'2

Bedroom
11'10 x 6'

Bathroom

Private driveway

Rear garden

Cabin

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 10 South Street, Portslade, Brighton BN41 2LE

Head north on South Street toward High Street

Turn left at the 1st cross street onto High Street

Turn left onto Mile Oak Road

Turn right onto Old Shoreham Road/A270

Turn left onto Kingston Lane/B2167

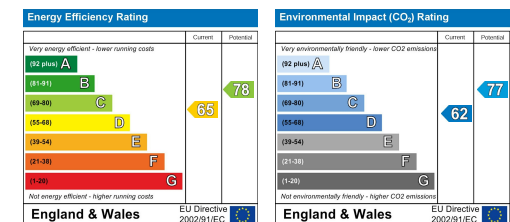
Continue to follow Kingston Lane

Turn left onto Old Rectory Gardens

Restricted usage road

Destination will be on the right

Arrive: 2 Old Rectory Gardens, Southwick, Brighton BN42 4SQ



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Old Rectory Gardens



Approximate Gross Internal Area = 144.97 sq m / 1560.44 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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