



Guide Price  
£540,000  
Freehold

## Underdown Road, Southwick

- Period Family Home
- Two Bathrooms
- Fitted Kitchen With Quartz Worksurfaces
- Off Street Parking
- EPC: C
- Four Bedrooms
- Through Lounge/Diner
- Attractive West Facing Garden
- Close To Southwick Square & Station
- Council Tax Band: D

\*\*\*GUIDE PRICE £540,000 - £565,000\*\*\* Robert Luff & Co are delighted to offer this spacious and very well presented FOUR DOUBLE BEDROOM PERIOD HOME, ideally located just a short walk from Southwick Square, quintessential cricket green and mainline railway station. The generous accommodation briefly comprises: Entrance hall, through lounge/dining room, fitted kitchen with integrated appliances, quartz work surfaces, instant boiling and filtered water taps, first floor landing, impressive bathroom with double ended bath and separate shower enclosure, two double bedrooms, second floor landing, shower room and two further double bedrooms. Outside, there is a beautiful, low maintenance West facing rear garden with brick built outbuilding and off street parking to the front. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Hall

Double glazed front door with window over, decorative corning and corbels, laminate flooring, radiator.

### Lounge/Dining Room 25'7" extending to 31'9" into recess x 10'8" (7.80m extending to 9.68m into recess x 3.25m)

Double glazed windows with shutter blinds to front, wood burning stove, built in book cases, under stairs storage cupboards, port hole window and Velux window to rear, laminate flooring, upright radiator.

### Kitchen 10'3" x 8'7" (3.12m x 2.62m)

Double glazed window to side, double glazed French Doors to rear. Fitted kitchen comprising: Range of fitted wall & base level units, quartz worksurfaces, stainless steel single drainer sink unit with instant boiling mixer tap and further filtered water tap, induction hob with extractor hood over, built in microwave, electric oven, washing machine and dishwasher, downlighters, tiled floor with underfloor heating.

### First Floor Landing

Stairs from entrance hall.

### Bedroom 13'9" max into alcove x 11' (4.19m max into alcove x 3.35m)

Coving, double glazed windows to front, radiator.

### Bedroom 10'9" x 8'3" (3.28m x 2.51m)

Double glazed window with shutter blinds to rear, built in wardrobes, radiator.

### Bathroom 10'4" x 8'10" (3.15m x 2.69m)

Double glazed window to side. Fitted suite comprising: Panel enclosed double ended bath with mixer tap, shower enclosure with wall mounted shower, close coupled WC, wash hand basin, downlighters, part tiled walls, extractor fan, heated towel rail, tiled floor with underfloor heating.

### Second Floor Landing

Stairs from first floor.

### Bedroom 12'8" x 12' (3.86m x 3.66m)

Velux window to front, downlighters, storage cupboard into eaves, radiator.

### Bedroom 9'7" x 9' (2.92m x 2.74m)

Velux window to rear, downlighters, radiator.

### Shower Room

Double glazed window to rear. Fitted suite comprising: Shower enclosure, close coupled WC, wash hand basin, part tiled walls, downlighters, heated towel rail, extractor fan.

### Outside

#### Secluded West Facing Rear Garden

Patio, artificial grass, raised flower beds with various plants & shrubs, outside light and tap, wall & fence enclosed.

#### Outbuilding 13'10" x 7'1" (4.22m x 2.16m)

Block built. Power, light, window & door.

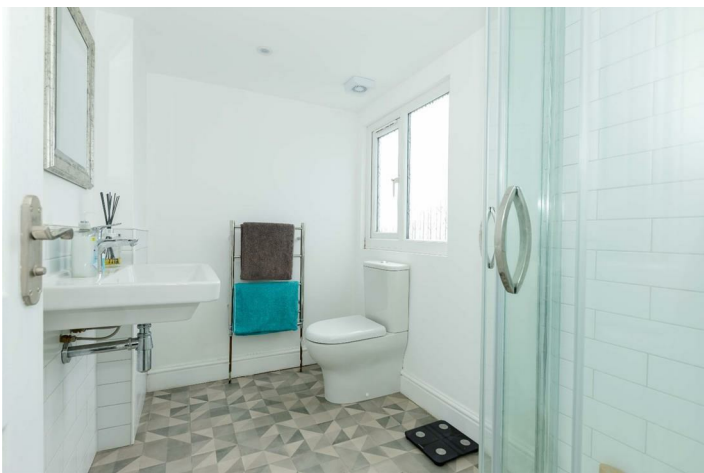
### Parking

Block paved driveway to front.

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Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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