



Downsway,, Southwick, West Sussex BN42 4WE
Offers In Excess Of £450,000 Freehold



- Three Double Bedrooms
- Lounge
- Feature Kitchen/Dinning Room
- Bathroom & Ensuite
- Double Garage
- South Facing Garden
- Panoramic Sea Views



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

A super EXTENDED FAMILY HOME with a loft conversion and a rear extension. THREE DOUBLE BEDROOMS, lounge, feature kitchen/dining room, MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM, family bathroom, DOUBLE GARAGE, south facing garden, PANORAMIC SEA VIEWS, double glazing, gas central heating

ENTRANCE HALL

via a frosted upvc double glazed front door, stairs to the first floor, frosted upvc double glazed window, under stairs storage cupboard, radiator, door to

LOUNGE

feature cast iron fire place with inset electric fire and gas point, cupboards and shelving fitted into recesses, laminate flooring, contemporary wall mounted radiator, upvc double glazed bay window

KITCHEN/DINING ROOM

a real feature, and fitted with modern matching white gloss units comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with ample base and eye level units, and drawers, INSET FIVE RING GAS HOB WITH FITTED EXTRACTOR HOOD OVER, TWO FULL SIZE ELECTRIC FAN ASSISTED OVENS, INTEGRATED DISH WASHER, space and plumbing for washing machine concealed behind a unit, space for an American style Fridge Freezer, wall mounted gas fired Worcester Combination boiler, concealed behind a unit, inset downlighters, laminate flooring

DINING AREA

a great size, with space for a table and a sofa, wall mounted contemporary radiator, laminate flooring, inset downlighters, large upvc double glazed windows and upvc double glazed double doors to the garden

FIRST FLOOR LANDING

upvc double glazed window, storage recess, inset downlighters, stairs to the second floor, doors to

MASTER BEDROOM

built in double wardrobe, radiator, upvc double glazed window

ENSUITE DRESSING ROOM

ample hanging and shelving space

ENSUITE SHOWER ROOM

a modern matching white suite comprising of a tiled shower cubicle with glass door, wash hand basin with drawer under, low level wc, extractor fan, porcelain tiled floor, frosted upvc double glazed window

BEDROOM THREE

radiator, upvc double glazed window with view over open land and sea views

BATHROOM

comprising of a mixer tap, shower attachment and glass shower screen, wash hand basin with drawer under, low level wc, ladder style heated towel rail, extractor fan, part tiled walls, porcelain tiled floor, frosted upvc double glazed window

SECOND FLOOR

BEDROOM TWO

triple aspect Velux windows with Sea views and views over open land, radiator, three eaves storage cupboards, inset downlighters

FRONT GARDEN

paved patio, raised brick flower and shrub bed

SOUTH WEST FACING GARDEN

decking adjacent to the property with storage under and great sea views, steps down to area of lawn, rear and side gates

DOUBLE GARAGE

at the rear, electronic roller shutter doors, currently partitioned and used as a gym and a recreation room, with power and light and internet, upvc double glazed windows, built in storage cupboard cupboard, side door

PRIVATE DRIVE

in front of the garage offering off road parking.

THE LOCATION

in a residential road with local shops and amenities in Windmill Parade and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Southwick Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive. Council Tax Band C.



Downsway, BN42
Approximate Gross Internal Area = 119 sq m / 1283 sq ft
Approximate Garage Internal Area = 27 sq m / 288 sq ft
Approximate Total Internal Area = 146 sq m / 1571 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green