

**Downsway, Southwick, West Sussex BN42 4WB**  
**Offers In Excess Of £400,000 Freehold**



- Three Bedrooms
- 19 ft X 12 ft Lounge
- 13'5 x 11'10 Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Balcony with Sea Views
- Corner Plot Gardens
- Garage & Drive
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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

This semi detached family home is set in a CORNER PLOT in a popular area and offers some great features. THREE BEDROOMS, 19 ft x 12 ft lounge, 13'5 ft x 11'10 ft KITCHEN/BREAKFAST ROOM, utility room, ground floor cloakroom, balcony with sea views, , GARAGE AND PRIVATE DRIVE, garden on three sides, CHAIN FREE

**ENCLOSED PORCH**

upvc double glazed windows and upvc double glazed double doors, front door to

**ENTRANCE HALL**

radiator, understairs cupboard, stairs to the first floor, door to

**LOUNGE**

19'7 x 12' (5.97m x 3.66m)

feature fire place with inset gas real flame fire, shelving fitted into recess two radiators, coving, three upvc double glazed windows, two wall lights

**KITCHEN/BREAKFAST ROOM**

13'5 x 11'10 (4.09m x 3.61m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, an ample range of base and eye level units, island unit with drawers under, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN. FITTED FRIDGE, FREEZER AND DISHWASHER, under unit lighting, two radiators, coving, upvc double glazed double doors to the garden

**CLOAKROOM**

comprising of a wc with concealed cistern, wash hand basin with cupboard under, cupboard housing the gas fired boiler

**INNER HALLWAY**

with upvc double glazed doors to the garden at either end, door to

**UTILITY ROOM**

comprising of an inset sink unit, adjacent working surfaces, space and plumbing for washing machine, space for fridge freezer, upvc double glazed window

**FIRST FLOOR LANDING**

double cupboard with shelf and hanging space, upvc double glazed window, coving, doors to

**BEDROOM ONE**

12'2 x 12'2 (3.71m x 3.71m)

full width fitted wardrobes with shelving, ample hanging space and six doors, radiator, coving, two upvc double glazed windows

**BEDROOM TWO**

11'10 x 9'8 (3.61m x 2.95m)

airing cupboard housing a lagged tank and linen shelves, coving, radiator, built in shelved cupboard, upvc double glazed window

**BEDROOM THREE**

10'4 x 6'11 (3.15m x 2.11m)

radiator, coving, dual aspect upvc double glazed windows,

**SHOWER ROOM**

comprising of a corner shower cubicle with sliding glass doors, wash hand basin with cupboard under, low level wc, fitted white gloss cupboards, medicine cabinet with mirror doors and lighting, ladder style heated towel rail, tiled walls, inset down lighters, frosted upvc double glazed door to

**BALCONY**

railings, super sea views

**CORNER PLOT GARDENS**

on three sides of the property, with areas of lawn, flower and shrub beds, paved patio area and a wildlife pond

**PRIVATE DRIVE**

providing additional parking and leading to

**GARAGE**

15'8 x 8'10 (4.78m x 2.69m)

up and over door, frosted upvc double glazed window, upvc door to the garden

**THE LOCATION**

in a popular road with local shops and amenities in nearby 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

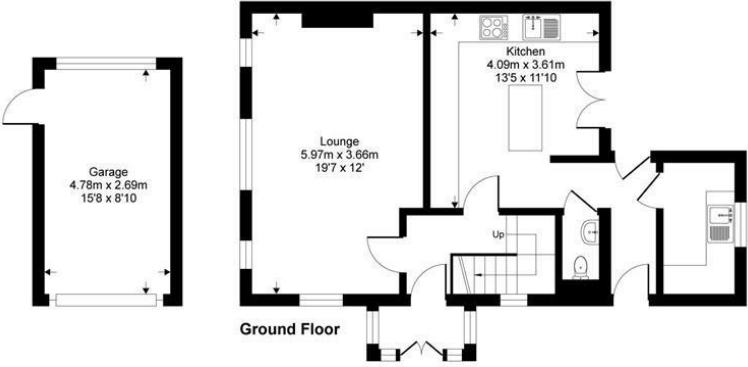
Council Tax Band C



**Downsway, BN42**  
Approximate Gross Internal Area = 99 sq m / 1064 sq ft  
Approximate Garage Internal Area = 13 sq m / 138 sq ft  
Approximate Total Internal Area = 112 sq m / 1202 sq ft



First Floor



Ground Floor

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