



Downsway, Southwick, West Sussex BN42 4WA
£525,000 Freehold



- Immaculate Extended Bungalow
- Three Bedrooms
- High Spec Kitchen/Dining Room
- Separate Utility Room
- Luxury Bathroom
- Gardens to Three Sides
- Off Road Parking
- Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

An Immaculate and much Improved extended detached bungalow occupying a good sized level plot with secluded west aspect rear garden located in a quiet position North of the old shoreham road close to local bus routes. Features Include re-fitted high spec kitchen with adjacent dining area and separate utility room, large bay fronted living room with wood burner, luxury bathroom and three bedrooms. Externally the property enjoys off road parking, garage and well maintained gardens to three sides.

Entrance Porch

Approached via replacement composite double glazed front door, Internal part glazed door to:

Entrance Hall

Wall panel radiator, storage cupboard, access to roof space via loft hatch, additional deep store cupboard housing meters, central heating thermostat, doors to:

Lounge

Upvc double glazed bay window, walnut wood flooring, two wall panel radiators, cast Iron wood burner with wood mantle, brick and slate surround, LED lighting, ceiling fan.

Sep WC

Upvc double glazed window with patterned glass, wood effect laminate flooring, wash hand basin with decorative splash back, low level WC.

Bathroom

Velux roof window, heated towel rail, wood effect laminate flooring, part tiled walls, vanity wash basin, panel enclosed bath, thermostatic mixer shower with glazed screen.

Bedroom One

Upvc double glazed double doors opening onto rear patio and gardens, radiator, ceiling fan, fitted wardrobe range with tinted sliding doors, halogen lighting,

Bedroom Two

Upvc double glazed window, LED lighting, radiator, ceiling fan.

Bedroom Three

Upvc double glazed window, LED lighting, radiator.

Kitchen/Dining Room

Velux roof window, re-fitted high gloss wall & base units with matching drawers, part tiled walls, wood effect laminate flooring, working surfaces with matching breakfast bar, filtered cold water tap, built in double fan assisted ovens, Induction hob with canopied extractor hood, LED lighting, two radiators, space for large fridge freezer, upvc double glazed double doors opening onto rear garden, additional door to:

Utility Room

Upvc double glazed window over looking rear garden, wood effect laminate flooring, ample working surfaces with Inset stainless steel sink unit, space & plumbing for appliances, re-fitted high gloss wall and base units with matching drawers, replacement gas combi boiler.

Front Garden/Off Road Parking

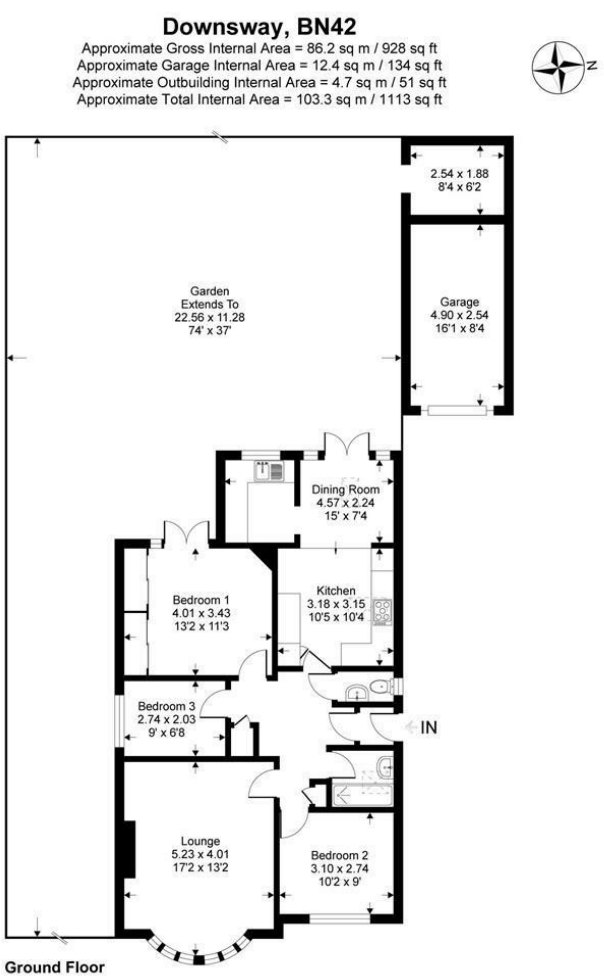
Laid to lawn In part, arear of hardstanding providing off road parking.

Garage

Approached via shared drive, metal up & over door, equipped with power & light.

Rear & Side Gardens

South & west aspects, mainly laid to lawn with arears of patio and low maintenance landscaping, timber garden shed, additional store to rear of garage, enclosed by timer panel fencing with gated side access.



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