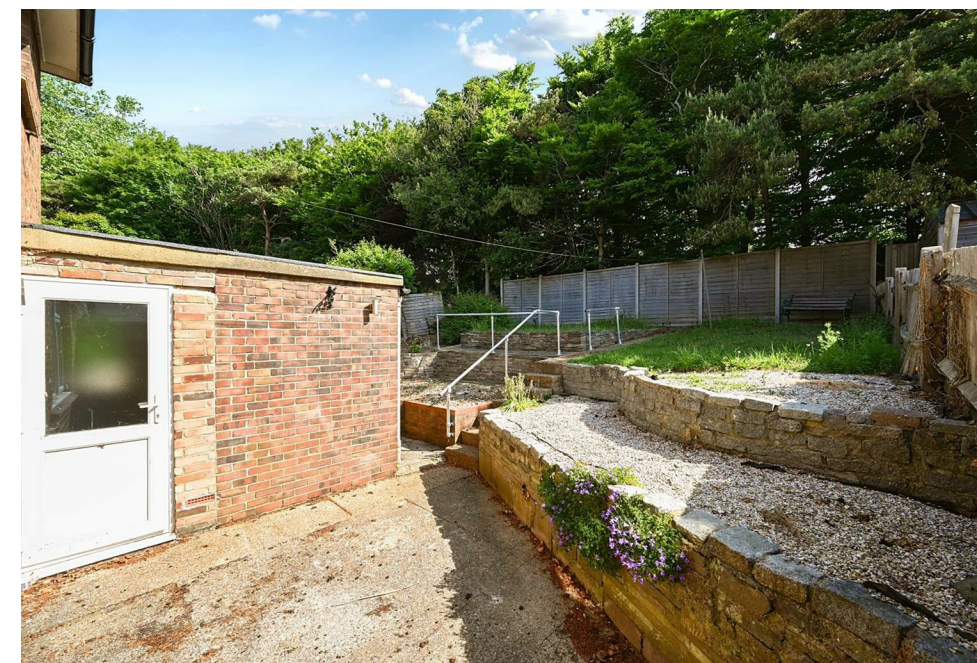


# SINNOTT GREEN

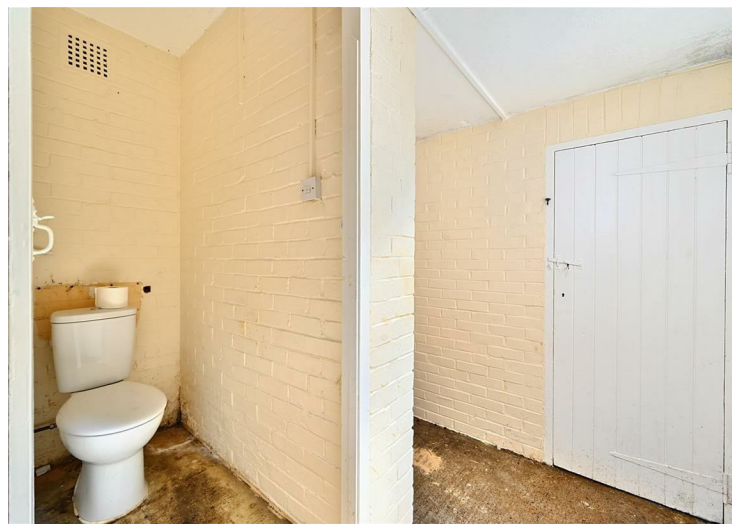
Sales & Lettings



**Highdown, Southwick, West Sussex BN42 4QT**  
**£375,000 Freehold**



- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Ground Floor WC
- Store Room
- Secluded Rear Garden
- Sea Views
- Chain Free



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

**Portslade Office**  
 35 South Street, Portslade, East Sussex BN41 2LE  
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com  
 www.sinnottgreen.com



A good sized semi detached family home with lovely secluded rear garden located in a quiet residential area in North Southwick overlooking green open space with sea views from the first floor. Features include, three bedrooms, spacious kitchen & lounge, internal store room & ground floor WC. The property is offered for sale chain free and offers great scope for improvement and updating.

**Entrance Hall**

Approached via upvc double glazed front door, wood effect laminate flooring, under stairs cupboard housing gas meter, additional cupboard housing electric meter, wall mounted digital heating controls and timer, doors to:

**Lounge/Dining Room**

Upvc double aspect double glazed windows, wood effect laminate flooring, two radiators, gas fire, display shelving.

**Kitchen**

Upvc double glazed window, wood effect laminate flooring, pantry cupboard, fitted wall and base units with matching drawers, space for gas cooker, part tiled walls, ample working surfaces with inset stainless steel sink unit, space & plumbing for washing machine, replacement Glow Worm gas combi boiler, door to:

**Rear Lobby**

Upvc doors to front & rear gardens, large walk in store room equipped with power & light.

**Ground Floor WC**

Low level WC

**First Floor Landing**

Two upvc double glazed windows over looking green space with sea views, built in storage cupboard, access to roof space via loft hatch, doors to:

**Bedroom One**

Upvc double glazed window over looking rear garden, radiator, built in wardrobe cupboard

**Bedroom Two**

Upvc double glazed window over looking rear garden, radiator, built in airing cupboard with slatted shelving.

**Bedroom Three**

Upvc double glazed window over looking green space with sea views, radiator.

**Bathroom**

Upvc double glazed window with patterned glass, vinyl flooring, radiator, deep storage cupboard, fully tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with electric thermostatic mixer shower above

**Secluded Rear Garden**

Secluded aspect, patio area adjacent to rear of property, raised flower beds, area's of lawn, enclosed by panel fencing

**Front Garden**

Laid to lawn, bordered by low level brick retaining wall & pathway.

