



- Four Bedroom House With Separate Annexe
- Immaculate Condition Throughout
- Separate Studio Ideal Office or Work From Home
- West Facing Rear garden
- Popular Residential Location
- Separate Self Contained One Bed Annexe
- Large Open Plan Kitchen Diner
- Parking For Three Cars
- Separate Utility Room WC
- Must Be Viewed To Be Appreciated

Manor Hall Road, Southwick

Price: £575,000 Freehold



Ground Floor
Area: 63.0 m² ... 678 ft²

First Floor
Area: 58.0 m² ... 624 ft²

Total Area: 121.0 m² ... 1303 ft²

All measurements are approximate and for display purposes only.

Cox & Co are pleased to bring this immaculate three or four-bedroom semi-detached house to the market. The property is exceptionally well presented throughout and is currently arranged as a three-bedroom house with a separate one-bedroom split-level annexe. The annexe does have its own street entrance and can be entered via the ground-floor hallway of the main residence.

The main house has a lovely lounge with a big bay window, a good-sized open-plan kitchen breakfast room with integrated appliances and a wine cooler, and a utility room with space for appliances and a WC.

On the first floor are two double bedrooms with fitted wardrobes and a single bedroom with a large, fitted wardrobe. There is also a modern family bathroom with a bath, a walk-in shower unit, and a WC.

There is also a separate studio room that is an ideal home office or a potential salon or studio.

Outside, the property has gardens on both sides and private off-street parking for three cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		63	
(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	