



# 84 Underdown Road

Brighton BN42 4HL

Asking Price Of £540,000

- MODERN FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM

- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- CLOAKROOM
- PRIVATE DRIVE

Whitlock and Heaps are delighted to bring to market this excellent modern family home presented in good decorative order and offering spacious accommodation arranged over three floors. To the ground floor there is a delightful kitchen/breakfast room and a separate living/dining room with french doors leading onto the garden which benefits from a gate offering rear access. The bedroom accommodation is arranged over the first and second floors with the master bedroom benefiting from an ensuite shower room.

Underdown Road is a no through road within a few minute's walk of Southwick Green and Southwick Square which offers a variety of shopping facilities including a local butchers and bakery. Southwick train station is also close by offering links along the south coast and into Hove, Brighton and London.

**ENTRANCE HALL** Fitted understairs cupboard with plumbing for washing machine, radiator.

**CLOAKROOM** Comprising low level w.c, pedestal wash hand basin, radiator, UPVC double glazed window.

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, integrated fridge, freezer and dishwasher. Inset ceramic hob and electric oven, cupboard housing 'Glow Worm' gas fired boiler, radiator, UPVC double glazed bay window, space for table and chairs.

**LIVING/DINING ROOM** Two UPVC double glazed windows, radiator, French doors to garden.

**FIRST FLOOR**

**LANDING** Fitted cupboard, radiator.

**BEDROOM 1** UPVC double glazed window, radiator.

**ENSUITE SHOWER ROOM** Comprising walk in shower with tiled surround, wash hand basin, low level w.c, part tiled walls, UPVC double glazed window.

**BEDROOM 3** UPVC double glazed window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, separate walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail.

**TOP FLOOR**

**BEDROOM 2** UPVC double glazed window, two velux windows, radiator.

**OUTSIDE**

**PRIVATE DRIVE**

**REAR GARDEN** Being mainly laid to lawn with shrub borders, outside tap, sheds, gate offering rear access.

**UNDERDOWN ROAD** APPROXIMATE GROSS INTERNAL AREA 124.2 sq m / 1335 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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