



Cross Road | Southwick | BN42 4HJ  
£750,000





We are delighted to offer for sale this spacious three bedroom detached family home benefitting from large plot, double length garage situated in this popular Southwick location.



# Key Features

- Three Bedrooms
- Dual Aspect Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- Off Road Parking
- Double Length Garage
- Large Feature Rear Garden
- Popular Southwick Locatiion
- Potential To Extend (stnpc)
- Newly Fitted Shower Room
- Detached Family Home



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

COVERED PORCH Feature wooden door with leaded light stained glass into:-

ENTRANCE HALL South/West aspect. Comprising feature leaded light stained glass window, laminate flooring, understairs storage cupboard.

OPEN PLAN LOUNGE/DINER  
South/West aspect

Dining area: Comprising pvcu double glazed bay window, radiator, coving, carpeted flooring, high ceilings.

Lounge area: Comprising double doors through to sun room, radiator, coving, carpeted flooring, brick built open fireplace, high ceilings.

SUN ROOM North/East aspect. Comprising pvcu double glazed windows, double glazed double doors out to feature rear garden, radiator, laminate flooring, two wall lights.

BREAKFAST ROOM East aspect. Comprising two pvcu double glazed windows, laminate flooring, two wall lights, coving, radiator, dado rail, feature tiled fireplace, door through to:-

SPACIOUS KITCHEN North/East aspect. Comprising pvcu double glazed window, vinyl flooring, radiator, matching range of fitted units with cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, inset gas hob with oven below and extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge/freezer, spotlights, extractor fan, door through to:-

INTERNAL HALLWAY East aspect. Comprising carpeted flooring, recessed shelving, obscured glass pvcu double glazed door to rear garden, door to:-

GROUND FLOOR WC East aspect. Comprising pvcu double glazed window, low flush wc, wall hung hand wash basin with tiled splashbacks, wall mounted Vaillant boiler.

FIRST FLOOR LANDING Comprising pvcu double glazed window, radiator, spotlights, loft hatch access.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, full length range of built in cupboards with various hanging rails and shelving, built in dressing table area, high ceilings..

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, picture rail, high ceilings.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window, carpeted flooring, coving, built in storage cupboard, high ceilings..

MODERN FITTED FAMILY BATHROOM East aspect. Comprising two obscured glass pvcu double glazed window, vinyl flooring, walk in shower cubicle with fitted electric shower, low flush wc, part tiled walls, chrome ladder style heated towel rail, contemporary pedestal hand wash basin with mixer tap,

## EXTERNAL

FRONT GARDEN Pathway leading to front door, large lawned area, various shrub and plant borders.

PRIVATE DRIVEWAY Providing off street parking for multiple vehicles leading to:-

OVERSIZED DOUBLE LENGTH GARAGE With up and over door, having power and lighting, single glazed window, door to rear garden.

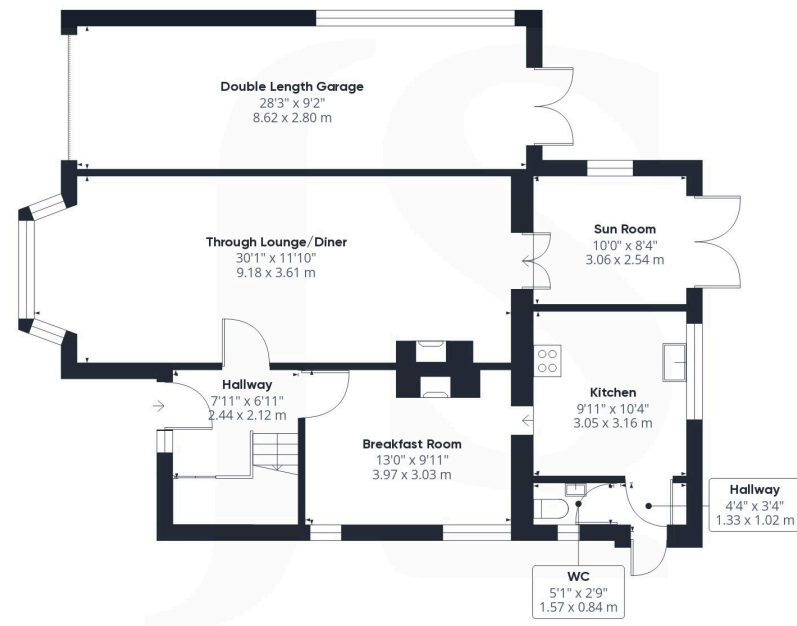
FEATURE LARGE REAR GARDEN Approximately 100' in length, side patio area with gate to front, large lawned area leading to further lawned area, rear patio area with space for seating, various mature tree, plant and shrub borders, wall and fence enclosed, outside tap.

## LOCATION

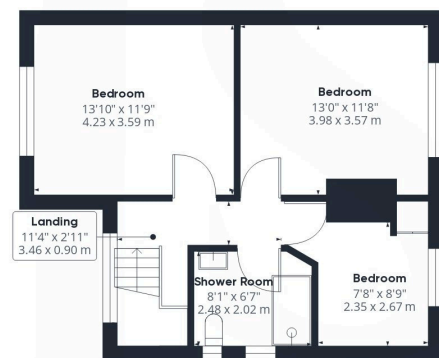
Ideally situated off of the historic Southwick Green with its interesting listed buildings and also within a few hundred yards of comprehensive shopping facilities in Southwick Square and Southwick Railway Station. Further shopping facilities are available at the Holmbush Centre (Approx 1.2 mile N/W) whilst Kingston Beach is approx 3.4 mile distant. Brighton and Worthing are to the East and West respectively. Whilst the centre of Shoreham is approximately 1 ½ miles away.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1

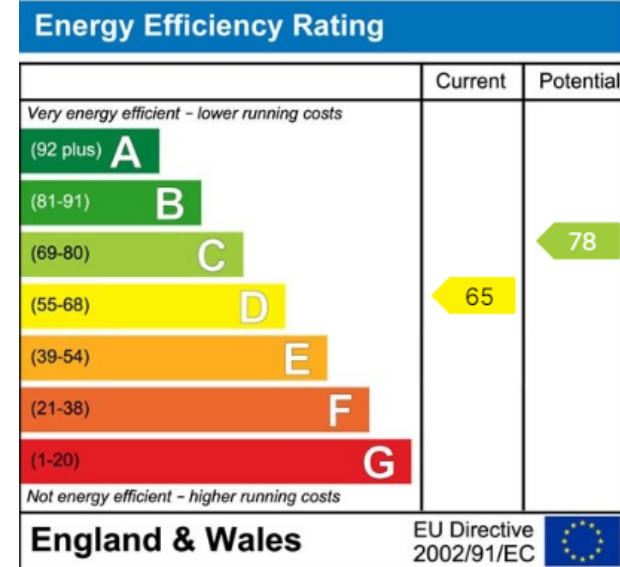


Approximate total area<sup>m</sup>  
 1543.38 ft<sup>2</sup>  
 143.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 1345 sqft)

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.