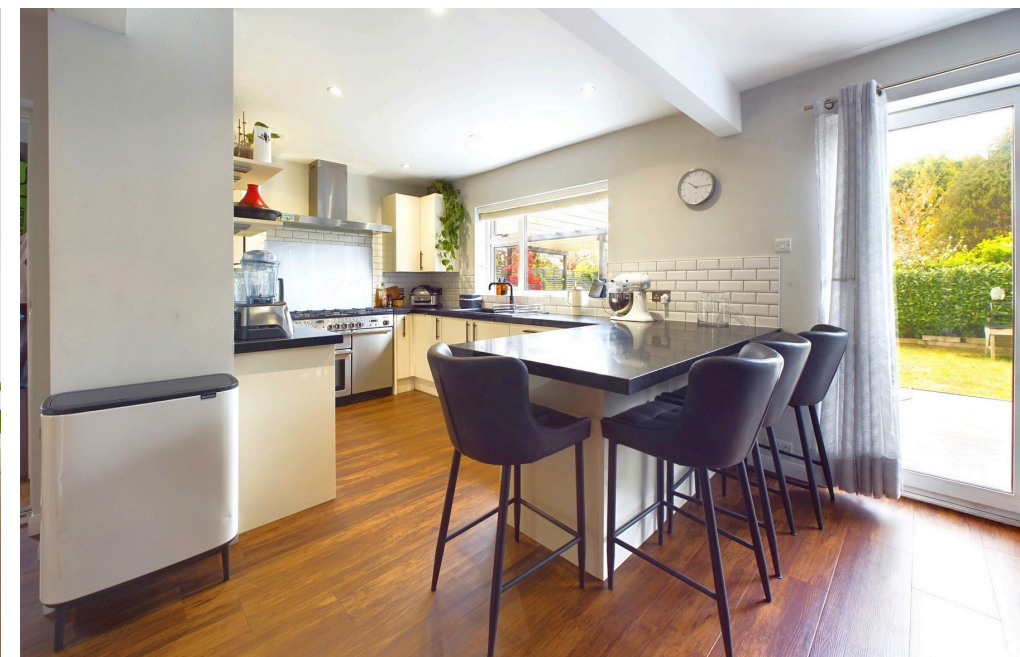




Southwick Street | Southwick | BN42 4TL

Offers Over £650,000



We are delighted to offer for sale this impressive three bedroom detached house situated in this popular location positioned within a short walk to Southwick Square and Railway Station.



Key Features

- Off Road Parking
- Garage
- Garden Room
- Utility Room
- Ground Floor Cloakroom
- Two Reception Rooms
- Modern Open Plan Kitchen With Breakfast Bar
- West Facing Rear Garden
- Shoreham Academy School Catchment Area
- Internal Inspection Is A Must



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Pvcu double glazed door leading to:- **SPACIOUS ENTRANCE HALL** Comprising smoked glass window, lvt flooring, understairs storage cupboard, radiator with attractive wood surround, sunken spotlights.

GROUND FLOOR CLOAKROOM Comprising window, hand wash basin with vanity unit below, low flush wc, tiled flooring, radiator.

SEPARATE LOUNGE East aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, radiator, lvt flooring, coving, double doors leading through to:-

SPACIOUS OPEN PLAN DINING AREA West aspect. Comprising two contemporary ladder style wall mounted radiators, lvt flooring, sunken spotlights, large pvcu double glazed window and door leading out onto West facing rear garden.

OPEN PLAN MODERN KITCHEN/BREAKFAST ROOM West aspect. Comprising laminate work surfaces with cupboards below and matching eye level cupboards, space for range cooker with extractor fan over, inset single bowl sink unit with mixer tap, matching integrated fridge/freezer and dishwasher, part tiled splashbacks, sunken spotlights, lvt flooring.

GROUND FLOOR UTILITY ROOM Comprising space and plumbing for washing machine and dryer, sunken spotlights, pvcu double glazed door with fitted cat flap to side access.

FIRST FLOOR LANDING South aspect. Comprising pvcu double glazed window, loft hatch access, cupboard with shelving, coving.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, sunken spotlights, coving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, sunken spotlights, built in wardrobes with hanging rail and shelving, coving.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, coving, built in wardrobes with hanging rail and shelving, built in dressing table.

MODERN BATHROOM East aspect. Comprising pvcu double glazed window with fitted blind, wall mounted ladder style heated towel rail, panel enclosed bath having an integrated shower over, low flush wc, hand wash basin with vanity unit below, sunken spotlights, extractor fan.

EXTERNAL

FRONT GARDEN Large block paved driveway affording off road parking for approximately four vehicles having plant and shrub borders, gate to side access, wall mounted light.

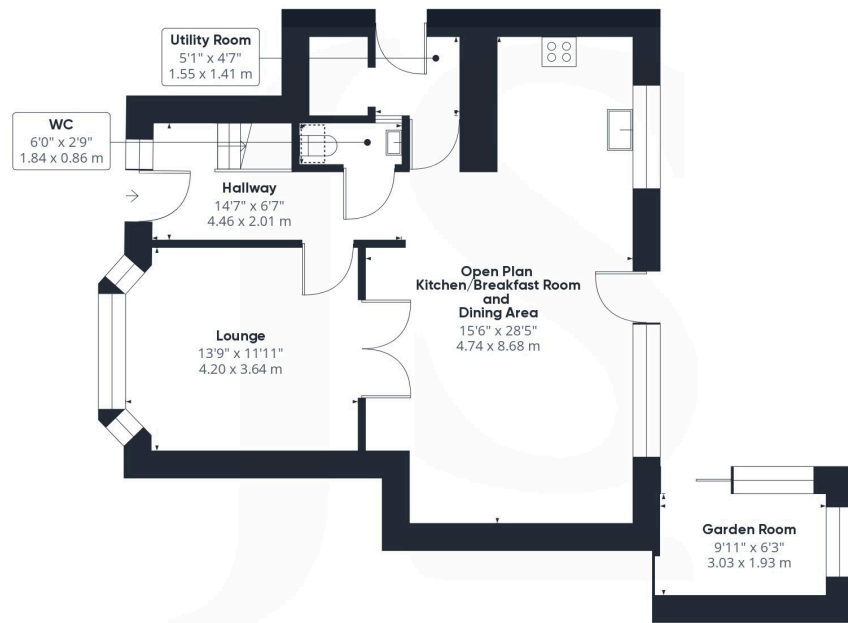
WEST FACING REAR GARDEN Raised decked area stepping down onto large lawned area having various mature shrub and plant borders, large timber constructed pergola, outside tap, two wall mounted lights, gate to side access, twin socket external power point, pvcu double glazed slide door out to:-

GARDEN ROOM Comprising pvcu double glazed windows, laminate flooring, recessed shelving, radiator, built in cupboard.

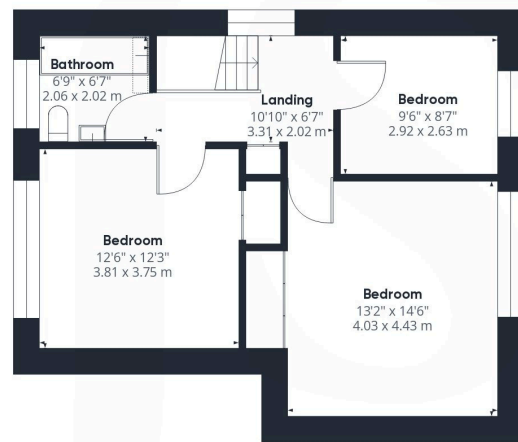
LOCATION

Situated within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. Within a mile to the west you will find Holmbush Shopping Centre with Tesco, Marks & Spencer's & Next along with Wadurs Swimming Pool and a parade of local shops.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1327.29 ft²
123.31 m²

Reduced headroom

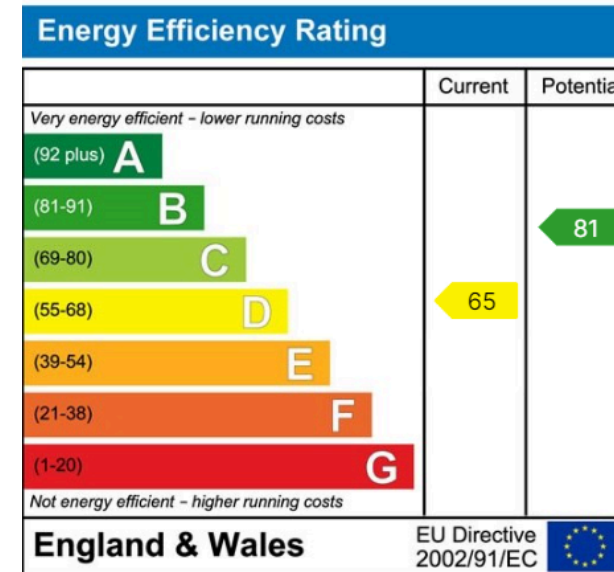
4 ft²
0.37 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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: 1292 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.