



Ridgeway Close | Southwick | BN42 4QQ  
Offers Over £400,000





We are delighted to offer for sale the three bedroom semi detached house situated in this popular residential location, offered with no ongoing chain.



Property details: Ridgeway Close | Southwick | BN42 4QQ

# Key Features

- Vacant Possession
- Car Port
- Scope For Improvement
- Cul De Sac Location
- Double Aspect Spacious Kitchen
- Lounge Through Diner
- South Facing Rear Garden
- Brick Built Workshop With Power And Lighting



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door through to:-

**ENTRANCE HALL** Comprising wall mounted heating control panel, radiator, understairs storage cupboard.

**LOUNGE THROUGH DINING ROOM** South and North aspect. Comprising pvcu double glazed window with fitted blind, pvcu double glazed double doors with fitted blinds leading out onto South facing rear garden, two ceiling mounted fan lights, dado rail, coving, feature fireplace with inset coal effect gas fire.

**SPACIOUS KITCHEN** Double aspect being South and East. Comprising two pvcu double glazed windows, pvcu double glazed door leading out onto rear access, wall mounted Worcester boiler, wall mounted heating control panel, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, fully tiled walls, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, tiled flooring, coving.

**FIRST FLOOR LANDING** Comprising two pvcu double glazed windows with fitted blinds, loft hatch access.

**BEDROOM ONE** South aspect benefitting from distant sea and roof top views. Comprising pvcu double glazed window, radiator, built in airing cupboard housing factory lagged hot water tank with slatted shelving, picture rail.

**BEDROOM TWO** Double aspect being South and East benefitting from distant sea and roof top views. Comprising three pvcu double glazed windows, radiator, built in cupboard with shelving and cupboard over.

**BEDROOM THREE** North aspect. Comprising pvcu double glazed window, radiator, fitted cupboard with hanging rail and shelving.

**BATHROOM** East aspect. Comprising obscured glass pvcu double glazed window, panel enclosed bath with shower attachment, wall mounted Mira electric shower over, pedestal hand wash basin, radiator, fully tiled walls.

**SEPARATE WC** East aspect. Comprising obscured glass pvcu double glazed window, low flush wc.

## EXTERNAL

**FRONT GARDEN** Large paved area onto large lawned area having various shrub and plant borders.

**COVERED CARPORT** Affording off road parking for one vehicle.

**SOUTH FACING REAR GARDEN** Raised decked area leading down onto lawned and paved area having various shrub, tree and plant borders.

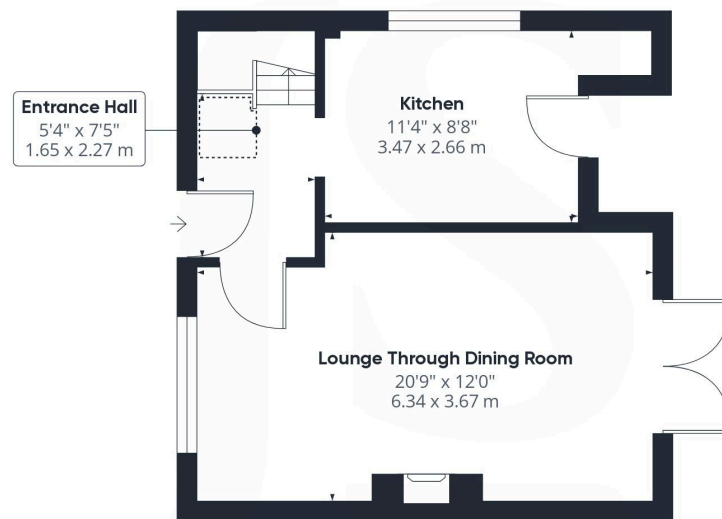
**BRICK BUILT WORKSHOP** Benefitting from having power and lighting.

**BRICK BUILT INTEGRAL STORAGE CUPBOARD** Having shelving.

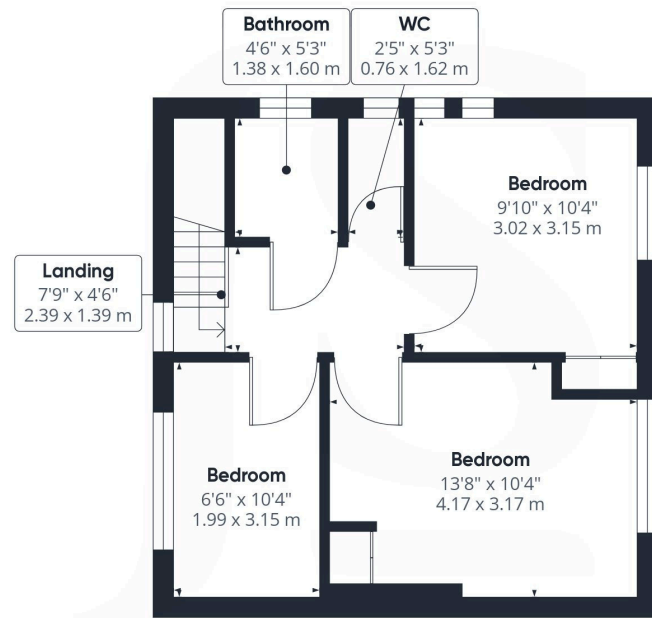
## LOCATION

Situated just North of the Old Shoreham Road, Southwick on the Mile Oak Road. Access to the South Downs is just up the hill and within half a mile there are local shops at Windmill Parade. Further comprehensive shopping facilities can be find approximately 1 mile away in Southwick Square along with library, health centre and railway station.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
794.78 ft<sup>2</sup>  
73.84 m<sup>2</sup>

Reduced headroom  
8.24 ft<sup>2</sup>  
0.77 m<sup>2</sup>

(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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 883 sqft)

Tenure: Freehold

Council tax band: C

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.