



Southview Road | Southwick | BN42 4TS  
Offers Over £575,000





We are delighted to offer for sale this spacious four bedroom semi detached Victorian family home situated in this popular road off of Southwick Green.



Property details: Southview Road | Southwick | BN42 4TS



# Key Features

- Semi Detached Family Home
- Four Bedrooms
- Versatile Accommodation
- Two Family Bathrooms
- Off Road Parking
- West Facing Rear Garden
- Extended Kitchen/Dining Room
- Close Proximity To Southwick Green
- Potential To Extend (Stnpc)



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

**ENTRANCE PORCH** East aspect. Comprising corsair matting, dado rail, obscured glass wooden door through to:-

**ENTRANCE HALL** Comprising wooden flooring, radiator, inset spotlights, dado rail, stairs to first floor, understairs storage cupboard.

**SPACIOUS LOUNGE** East aspect. Comprising pvcu double glazed windows into bay, radiator, carpeted flooring, feature fireplace with inset log burner, recessed shelving,

**GROUND FLOOR BEDROOM FOUR** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring.

**GROUND FLOOR SHOWER ROOM** Comprising tiled flooring, hand wash basin, corner shower cubicle with fitted shower and shower attachments, low flush wc, fully tiled walls.

**FITTED KITCHEN** North aspect. Comprising pvcu double glazed window, pvcu double glazed door to rear garden, wooden flooring, radiator, fitted range of cupboards and drawers, wood effect laminate work surfaces with part tiled splashbacks, inset gas hob with double oven below and extractor fan over, inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher, wall mounted Vaillant gas boiler, inset spotlights, opening through to:-

**DUAL ASPECT DINING ROOM** West and North aspect. Comprising pvcu double glazed window, pvcu double glazed sliding door out to rear garden, wooden flooring, radiator, space for freestanding fridge/freezer, extractor fan.

**FIRST FLOOR SPLIT LEVEL LANDING** Comprising carpeted flooring, dado rail, inset spotlights, loft hatch access, built in storage cupboard.

**BEDROOM ONE** East aspect. Comprising pvcu double glazed window, further pvcu double glazed windows into bay, radiator, carpeted flooring, inset spotlights.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, inset spotlights.

**BEDROOM THREE** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, inset spotlights.

**BATHROOM** North aspect. Comprising obscured glass pvcu double glazed window, tiled flooring, panel enclosed bath with integrated shower, vanity unit with inset hand wash basin, hidden cistern wc and storage, wall mounted storage cupboards, majority tiled walls, inset spotlights.

## EXTERNAL

**BRICK BUILT OUTSIDE STORE/UTILITY ROOM** Range of work surfaces and cupboards, space for tumble dryer, inset spotlights.

**FRONT GARDEN** Laid to block paving providing off street parking for approximately two vehicles, gate to side access, external power points, timber built storage shed.

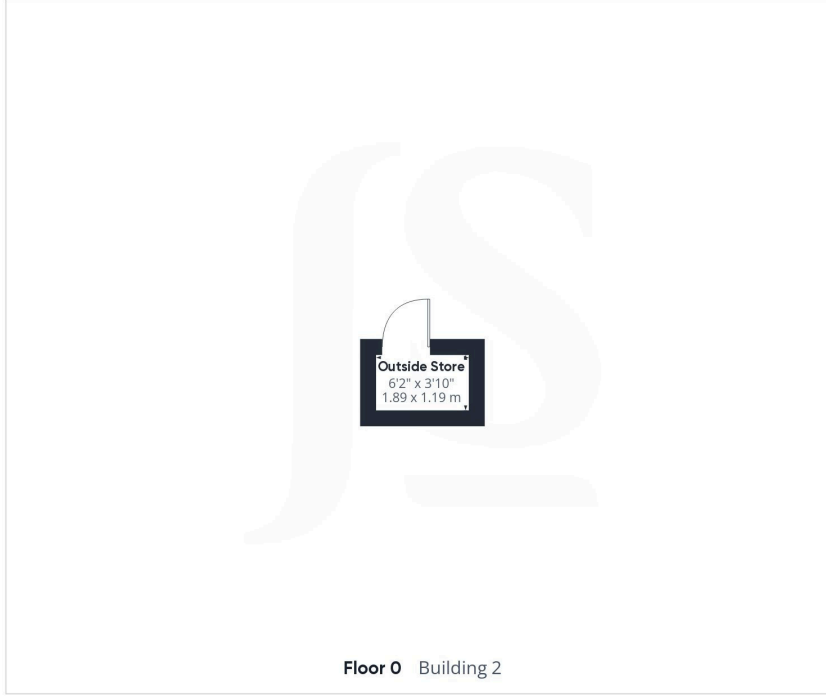
**WEST FACING REAR GARDEN** Large paved patio area to side and rear, leading onto lawned area with raised decked area, various mature shrubs and plants, wall end fence enclosed.

## LOCATION

Ideally situated near to the historic Southwick Green with its interesting listed buildings and also within walking distance of comprehensive shopping facilities in Southwick Square and Southwick Railway Station. In close proximity of good schools such as Shoreham Academy, Glebe Primary School and Eastbrook Primary. The Holmbush Centre. Brighton and Worthing are to the East and West respectively. Whilst the centre of Shoreham is approximately 1.7 miles away.





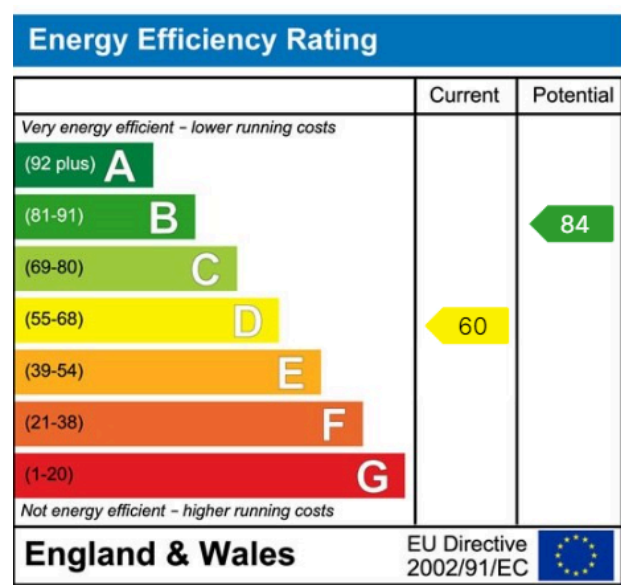


Approximate total area<sup>m</sup>  
 1151.44 ft<sup>2</sup>  
 106.97 m<sup>2</sup>

(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.

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## Property Details:

Floor area (as quoted by EPC: 1098sqft)  
 Tenure: Freehold  
 Council tax band: D

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.