



Manor Hall Road | Southwick | BN42 4NQ

Offers Over £425,000







We are delighted to offer for sale this three bedroom end of terrace family home situated in this desirable Southwick location within close proximity to Southwick Green





# Key Features

- Three Bedroom End Of Terrace House
- Spacious Lounge
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Separate Utility/Wc
- Fitted Family Bathroom
- Feature Sun Trap Rear Garden
- Garage And Off Road Parking
- No Onward Chain
- Close To Southwick Square



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Private front door through to:-

**ENTRANCE HALL** South aspect. Comprising single glazed wooden window, radiator, wooden flooring, picture rail, understairs storage cupboard, wall mounted heating control panel.

**SPACIOUS LOUNGE** South aspect. Comprising pvcu double glazed bay window, radiator, wooden flooring, single light fitting, picture rail, feature fireplace with attractive tiled hearth and wooden surround.

**MODERN KITCHEN/BREAKFAST ROOM** North aspect. Comprising single glazed wooden windows and wooden door out onto feature rear garden, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, matching integrated Indesit dishwasher, inset four ring gas hob and cooker, tiled splashbacks, two radiators, tiled flooring, recessed lighting, matching storage cupboard housing wall mounted Worcester combination boiler, door to :-

Store room:- single glazed window, provision for fridge/freezer.

**MODERN FITTED SHOWER ROOM** West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, recessed lighting, step in shower cubicle with integrated shower attachment over and benefitting from fully tiled walls, pedestal hand wash basin with tiled splashbacks, understairs storage cupboard with space for freezer, pvcu double glazed obscure glass door out onto lean to.

**LEAN TO** West aspect. Comprising single glazed wooden windows and single glazed wooden door out onto feature rear garden, space and provision for washing machine, door to:-

**GROUND FLOOR WC** North aspect. Comprising obscure glass single glazed wooden window, low flush wc, single light fitting, tiled flooring.

**FIRST FLOOR LANDING** West aspect. Comprising obscure glass pvcu double glazed window, wooden flooring, picture rail, loft hatch access, single light fitting.

**MAIN BEDROOM** South aspect. Comprising pvcu double glazed bay window, wooden flooring, picture rail, single light fitting, radiator, built in storage cupboards with hanging rail and shelving.

**BEDROOM TWO** North aspect. Comprising single glazed wooden window, wooden flooring, picture rail, single light fitting, radiator, built in storage cupboard with shelving, fireplace with tiled hearth and wooden mantel.

**FAMILY BATHROOM** Comprising obscure glass single glazed wooden window, panel enclosed bath, hand wash basin with tiled splashbacks, radiator, towel rail, high flush wc, part tiled walls, single light fitting.

**BEDROOM THREE** South aspect. Comprising pvcu double glazed window, picture rail, single light fitting with directable spotlights, wooden flooring.

## EXTERNAL

**FRONT GARDEN** Dwarf wall and fence enclosed, off road parking for 2-3 vehicles, shrub borders.

**FEATURE REAR GARDEN** Stepping out onto patio area, side gate, outside tap, wall mounted external light, leading onto shingle pathway with various plant and shrub borders leading down to a vegetable patch, leading further down to raised patio area, timber built shed, tree, bamboo and various shrub borders.

**GARAGE** Up and over door, pitched roof, single glazed window, shared driveway.

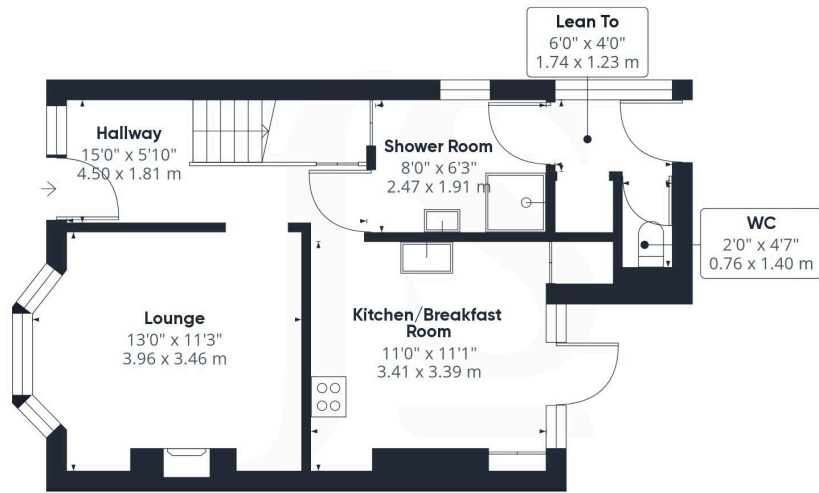
## LOCATION

Conveniently situated on level ground in Manor Hall Road, having comprehensive shopping facilities, doctors surgery and library a short walk away in Southwick Square, Southwick and Fishersgate railway stations are approximately half a mile to the South and East respectively. Access to Southwick beach is just over the lock gates, whilst the Holmbush Shopping Centre is approximately a mile and a half away to the West.

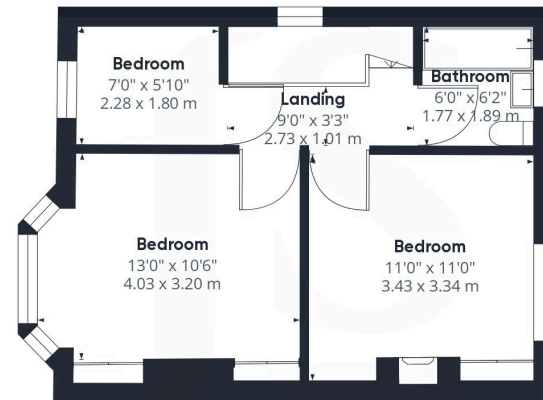


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

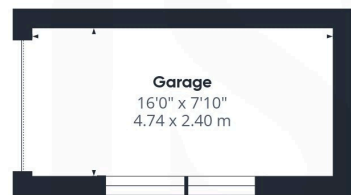




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



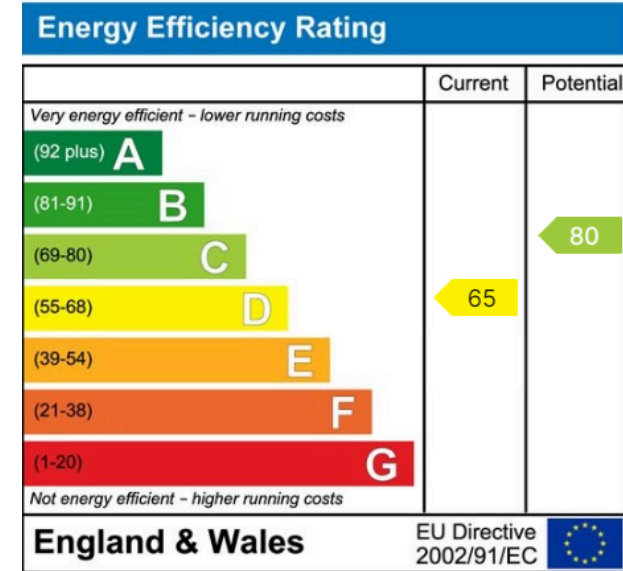
Approximate total area<sup>(1)</sup>

938.29 ft<sup>2</sup>  
87.17 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: 840 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.