



The Crescent | Southwick | BN42 4LH

Offers Over £550,000



We are delighted to offer for sale this well presented and extended three bedroom semi detached bungalow situated within this popular residential location.



Key Features

- Modern Open Plan Kitchen Dining Room
- Two Reception Rooms
- Two Bathrooms
- Summerhouse With Store Room (With Power And Lighting)
- Ensuite To Master Bedroom
- Shoreham Academy Catchment Area
- Sliding Double Glazed Doors With Integrated Blinds To Rear Garden
- All Interior Floors Have Solid Or Suspended Underfloor Insulation Contributing To Lower Energy Costs
- Off Road Parking
- Integral External Storage Room With Power And Lighting



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed door into:- ENCLOSED PORCH Obscured glass wooden door through to:-

SPACIOUS ENTRANCE HALL Comprising Georgia Rustic Oak flooring, radiator, inset spotlights, storage cupboard.

OPEN PLAN EXTENDED LOUNGE/DINER/KITCHEN

Lounge Area: Comprising Georgia Rustic Oak flooring with underfloor heating, dimbar single light fitting, tv aerial point, three dimbar LED wall lights, opening through to:-

Dining Area: North aspect. Having a pitched roof with Velux windows and fitted blinds, double glazed window with integral blind, Georgia Rustic Oak flooring with underfloor heating, two dimbar LED wall lights, inset dimbar LED spotlights,

Kitchen Area: North aspect. Having a pitched roof with Velux windows and fitted blinds, Georgia Rustic Oak flooring with underfloor heating, round edge wood effect laminate work surface with matching range of cupboards and drawers, integrated wine rack and eye level glass display cupboards, integrated appliances include washing machine, dishwasher, fridge/freezer and microwave, further round edge solid oak worksurface. Inset gas hob with electric oven below and extractor fan over, inset dimbar LED spotlights, inset two and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splashback, sliding double glazed doors with integral blinds out to rear garden, further double glazed door with integral blind to rear garden.

BEDROOM ONE South aspect. Comprising pvcu double glazed window into bay, Georgia Rustic Oak flooring, radiator, tv aerial point, dimbar single light fitting, door through to:-

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, shower cubicle having integrated shower with shower attachment, pedestal hand wash basin with mixer tap - both with Hans Grohe Ecosmart systems saving 60% cold and hot water consumption. Majority tiled walls with waterproof insulating backing board, taped and sealed, tiled waterproof membrane sealed flooring with underfloor heating, wall mounted heated towel rail, low flush wc with low water consumption system, fitted storage cupboards, inset dimbar spotlights, extractor fan with automatic humidity sensor function.

INTERNAL Continued....

BEDROOM TWO South aspect. Comprising pvcu double glazed window, Georgia Rustic Oak flooring, radiator, tv aerial point, dimbar single light fitting.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, Georgia Rustic Oak flooring, radiator, tv aerial point, dimbar single light fitting, hatch to loft space.

FAMILY BATHROOM Comprising panel enclosed bath with integrated shower and shower attachment over, pedestal hand wash basin both with Hans Grohe Ecosmart systems saving 60% cold and hot water consumption. Corner fitted low flush wc with low water consumption system, wall mounted heated towel rail, tiled walls with waterproof, insulating backing board, taped and sealed. Tiled waterproof membrane sealed flooring, extractor fan with automatic humidity sensor function, dimbar inset spotlights.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking, path to front door, gate to rear garden, lawn area with a variety of mature shrub and plant borders.

GOOD SIZE REAR GARDEN Stepping out onto raising decking with steps leading down onto lawned area, pergola leading to Summer house with underfloor insulation, having power and lighting and decked veranda, door to storage room/shed. Further decked area to side leading to paved patio area providing access to the outside storage room and gate to front garden. The garden benefits from a variety of mature shrubs, plants and trees and is fence enclosed.

OUTSIDE STORE ROOM Benefitting from power and lighting, also housing gas combination boiler, central vacuum unit connecting to suction points in Lounge area and Entrance hall.

LOCATION

Situated in this popular residential location being within 10 mins walking distance of a small parade of shops on Windmill Parade and within 1 mile of Southwick Square and Southwick Railway Station and also The Holmbush Centre to the west. Comprehensive shopping facilities can be found in the Shoreham Town Centre along with a Mainline Railway Station, Bars, Restaurants, and cafes.





Ground Floor Building 1



Ground Floor Building 2

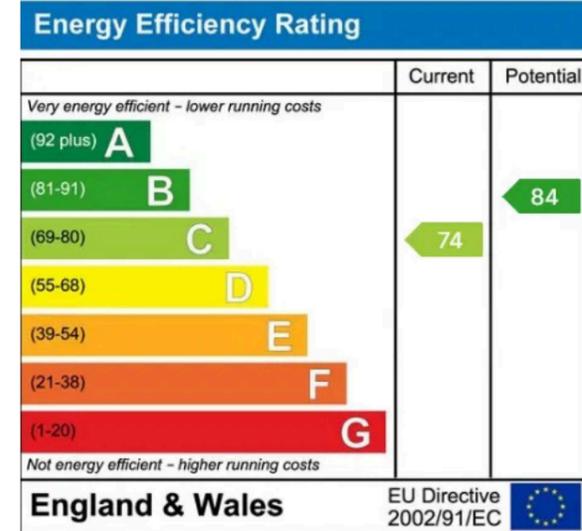


Approximate total area⁽¹⁾
1189.4 ft²
110.5 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan): 1189.4 sqft

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.