



**hamlyn  
smith.**

Eastbank, Southwick, BN42 4QL

Guide price  
£575,000 - £600,000

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 5 Bedrooms

 2 Receptions

 2 Bathrooms

Stunning four/five bedroom detached house in Southwick with sea views, a garden, and off-street parking for three cars. Additional garden room. Superb kitchen/dining room.

- 4/5 Bedroom Family Home
- Stunning Kitchen / Breakfast Room
- Beautifully Presented Throughout
- Home Office / Garden Room
- Driveway For Three Vehicles
- Far Reaching Views Towards The Sea





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50 Goldstone Villas, Hove, BN3 3RS

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Hamlyn-Smith are delighted to bring to the market this four-bedroom family house in Southwick. The house stands in an elevated position on Eastbank, with long views over the rooftops to the sea. The accommodation is extremely flexible and is currently being used as a five-bedroom house, as the family use their gorgeous kitchen/dining room which has plenty of room for sofas, as the reception space. There is also another large room in the garden which currently houses the washing machine and dryer, but there is space and plumbing to move these into the kitchen should the garden room be repurposed as, for example, a home office or studio.

You enter the house into a central hallway from where all the downstairs rooms are accessed and there are stairs rising to the first floor. To your right is a door to the kitchen/dining room which runs across the full width of the house and has been extended with a fantastic vaulted glass roof to provide a living area overlooking the garden. The beautiful kitchen is arranged around a central island with dark blue shaker-style units. Integrated appliances include a Hotpoint dishwasher and a microwave. There is space for an American-style fridge freezer and space for a large range cooker. At the end of the island, an ingenious unit hides the TV which rises up from its stored position and rotates, powered by a motor and controlled by a remote. A window to the side is dressed with white louvered shutters and on the rear wall there are bifold doors onto the garden. Stepping outside, a patio area has been created using reclaimed scaffolding boards and around the edges of the garden, there is a wall of reclaimed railway sleepers. An electric awning has been installed over the patio and there are outdoor heaters mounted to the rear wall. At the back of the garden is the large garden room and to the side there is a storage unit with an electric garage door where garden furniture, bicycles, or surfboards can be stored. There is a further larger storage unit down the side of the house.

Also on the ground floor, there is a bathroom and three further rooms which are currently being used as bedrooms. The largest of these would usually be a living room. This room has a lovely, wide, south-facing bay window and currently has built-in wardrobes. Finally, on the ground floor, there is a gorgeous bathroom/wet room, which is designed in a contemporary style with white metro tiles and contrasting grout, a modern freestanding bath, and a modern oval hand basin set in a wall-hung unit. Upstairs are two large bedrooms which have been created in the original loft space and a further shower room.

## Eastbank, Southwick, Brighton, BN42

Approximate Area = 1467 sq ft / 136 sq m

Limited Use Area(s) = 91 sq ft / 8 sq m

Outbuilding = 105 sq ft / 10 sq m

Total = 1663 sq ft / 154 sq m

For identification only - Not to scale

