



hamlyn
smith.


Southwick Street, Brighton, BN42 4TG

Guide price
£625,000 - £650,000

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 3 Bedrooms

 2 Receptions

 1 Bathroom

****Guide price £625,000 - £650,000**** A truly exceptional, three-bedroom, semi-detached house, extended in a stunning contemporary style. Gorgeous garden over 25 metres (80ft) in length.

Hamlyn Smith are proud to bring to the market, this exceptional three-bedroom semi-detached house on Southwick Street which has been extended in a contemporary style across the full width of the house, creating a magnificent kitchen/dining room with bifold doors which open to the garden.

- Three bedroom semi-detached home
- 80ft rear garden
- Recently extended
- Off-street parking
- Potential for a loft conversion STP
- No onward chain









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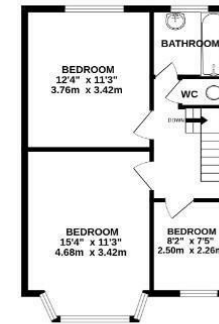
The front door of the house opens to a wide and welcoming entrance hall, with doors on the left to the reception spaces. As you enter the living room and turn towards the back of the house, you will be bowled over by this beautiful space and the incredible view of the garden. The Wrenn kitchen has minimal lines and is in a moody matte black which is kept soft and warm by the wooden floors and the natural wooden tones of the wall panels. The kitchen island has deep storage drawers and a wine fridge. Zanussi appliances include two electric fan ovens, an integrated dishwasher and an electric hob with a Faber extractor hood. There is also an integrated fridge freezer and a cupboard with electric sockets, where the microwave or other appliances can be tucked out of sight. Light floods into the space from the stunning skylight above the kitchen and of course through the bifold doors.

Stepping out into the garden, a patio area leads onto a large lawn with flower borders and mature trees, which extends down towards the back of the garden. Here there is an area of decking which is ideal for enjoying the late afternoon sun. Beyond that, a garden studio which has power and an internet connection.

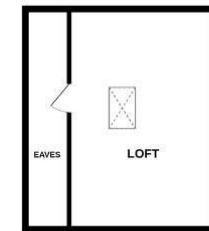
Upstairs there are three bedrooms and a bathroom. The bedrooms are all attractively decorated and the main bedroom is a fantastic size with a bay window. The bathroom has a white suite with a shower over the bath. The current owners were intending to renovate the bathroom, so this would be an area where you could add your own value and personality to the house. There is also scope to extend into the loft which has already been boarded and has a rooflight window.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.4 sq.m.) approx.

SOUTHWICK STREET

TOTAL FLOOR AREA : 1435 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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