



PEAR
PROPERTIES



93 Southwick Street, Southwick
Brighton

Guide Price £625,000



93 Southwick Street

Southwick, Brighton

An exceptional chalet bungalow in Southwick, boasting a recent loft conversion, cosy living room, updated kitchen, gym/office space, EV charger, and expansive outdoor living space with deck, lawn, and vegetable patches. Ideal for comfortable, stylish living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedroom Semi Detached Chalet
- Recently Completed Loft Conversion With New Roof
- Living Room with Electric Log Burner
- Re-fitted Kitchen with Integrated Appliances
- Two Recently Fitted Bathrooms
- Converted Garage to Gym and Office Space + Off Street Parking With EV Charger
- Fantastic Size West Facing Rear Garden, Split In 3 Sections With Various Sun Traps
- Driveway Providing Off Road Parking For Multiple Vehicles & Electric Car Charging Point
- Popular Southwick Location Being Close To Southwick Square, Train Station and Schools
- Please Take A Look At Our Virtual Tour & Walkthrough Video



Living Room

12' 8" x 10' 9" (3.86m x 3.28m)

Living room situated to the rear of the property, feature electric log burner with exposed brick surround and double patio doors leading out to rear garden.

Kitchen/Diner

16' 9" x 10' 2" (5.11m x 3.09m)

A spacious and modern kitchen comprising a range of grey wall and base units and drawers, integrated appliances, feature exposed brick wall, column radiator, space for dining table, large window, vaulted ceiling and double patio doors letting in lots of natural light. Direct access in to rear garden.

Ground Floor Bathroom

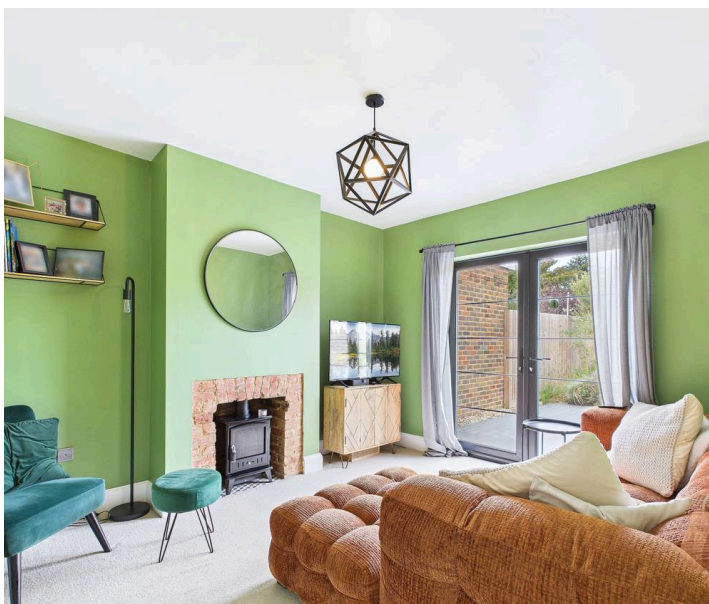
5' 11" x 6' 6" (1.80m x 1.98m)

A beautifully tiled white suite comprising bath with waterfall shower overhead and handheld shower attachment, vanity sink unit with storage underneath, WC and feature copper towel radiator.

Bedroom

11' 1" x 12' 0" (3.38m x 3.65m)

A fantastic size double bedroom with bay window and column radiator.



Bedroom

9' 6" x 9' 8" (2.89m x 2.95m)

A further double bedroom on the ground floor with bay window and built in wardrobes.

Bedroom

9' 5" x 7' 7" (2.87m x 2.30m)

Single bedroom with built in wardrobe and window overlooking rear garden.

Master Bedroom

13' 5" x 13' 4" (4.09m x 4.07m)

Master bedroom situated on the first floor, feature exposed brick chimney breast, 4 oversized Velux windows offering an abundance of light. Benefitting from large wardrobe area at the top of the stairs and eave storage.

Bathroom

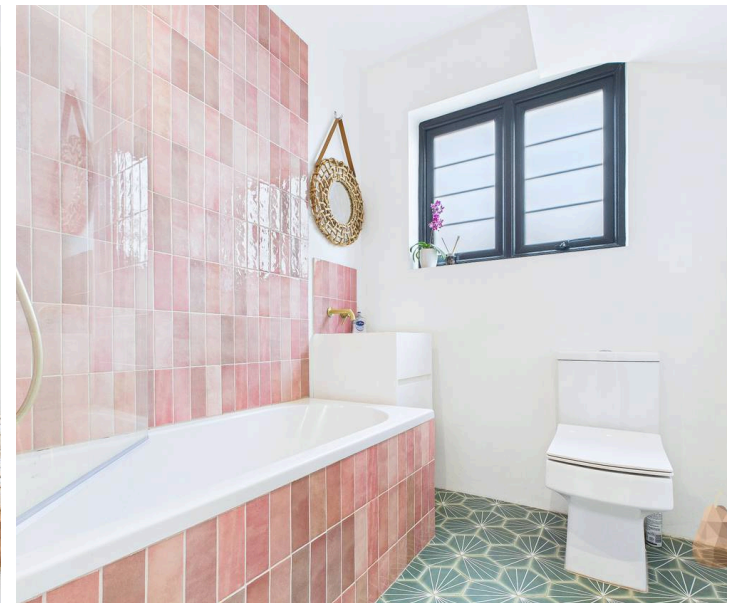
GARDEN

The huge west facing rear garden is a real feature of this property enjoying all day sunshine due to the length. Comprising; large decked area leading out from the property, further patio seating area, large lawn, vegetable patches, dessert grass area and a wide access driveway/path with secure double gates.

DRIVEWAY

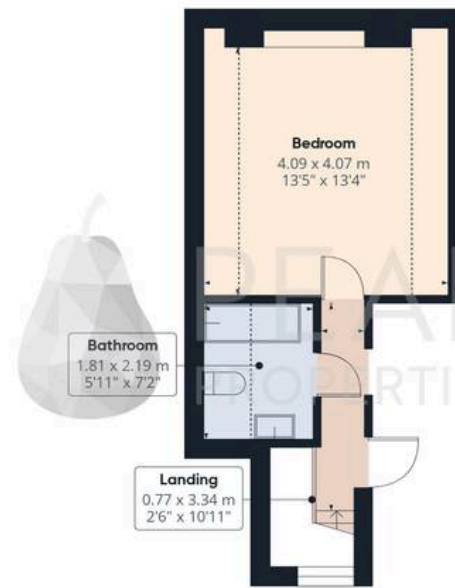
3 Parking Spaces

Gravel driveway to the front of the property providing off road parking for multiple vehicles.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

119 m²

1280 ft²

Reduced headroom

7.6 m²

82 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

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