



Hyman Hill
Estate & Letting Agent



Offers in Excess of £400,000
Freehold

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48 Overhill, Southwick, BN42 4WJ

- Semi detached 'Barclay' bungalow
- Two double bedrooms
- immaculate condition throughout
- Spacious, well proportioned accommodation
- Kitchen with separate utility room
- Double glazed conservatory
- Bathroom with separate WC
- Private driveway to garage



ENTRANCE HALL

Front door with obscured double glazed panel, radiator, built in storage cupboard housing wall mounted fuse board and meters, loft hatch giving access to roof void, wall mounted central heating thermostat control panel, picture rails, wood effect flooring, smoothed and coved ceiling, assumed original stripped wooden doors giving access to:

LOUNGE

17' 10" into bay x 12' 3" into chimney breast recess (5.44m x 3.73m) Feature double glazed bow window to front with curved radiator below, additional radiator, television point, picture rails, smoothed and coved ceiling.



KITCHEN

11' 9" x 9' 5" (3.58m x 2.87m) Dual aspect via double glazed window to side and obscured double glazed windows and door to rear giving access to the conservatory. Matching range of oak fronted base, drawer and wall mounted units having contrasting high gloss roll edge work surfaces incorporating; inset single drainer stainless steel sink unit with mixer tap, inset four ring 'Zanussi' gas hob with concealed extractor hood above, built in eye level 'Zanussi' double oven with cupboard above and below, space for tumble dryer, space and plumbing for slimline dishwasher, space for upright freestanding fridge/freezer, radiator, tiled splash-backs, tiled flooring, smoothed and coved ceiling with inset spotlighting.



UTILITY ROOM

5' 10" x 3' 7" (1.78m x 1.09m) Work surface having storage cupboard and space and plumbing for washing machine below, wall mounted 'Worcester Bosch' combination boiler.

CONSERVATORY

11' 4" x 5' 9" (3.45m x 1.75m) Triple aspect double glazed windows incorporating double glazed door overlooking and leading to the delightful rear garden, radiator, wall light point, tiled flooring, polycarbonate roofing.

BEDROOM ONE

14' 6" x 12' 3" (4.42m x 3.73m) Double glazed window to rear, radiator, television aerial point, picture rails, smoothed and covered ceiling.

BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m) Feature double glazed bay window to front, radiator, picture rails, wood effect flooring, smoothed and covered ceiling.

BATHROOM

Obscured double glazed window to side. White suite with chrome fittings incorporating; panel enclosed bath with mixer tap and wall mounted shower attachment, vanity wash hand basin with mixer tap and storage cupboards below, chrome heated ladder towel rail/radiator, tiled walls, tiled flooring, smoothed ceiling with inset spotlighting.

SEPARATE WC

Obscured double glazed window to side. Low level white WC with wall mounted concealed button flush cistern, radiator, wood effect flooring, smoothed and covered ceiling with inset spotlighting.

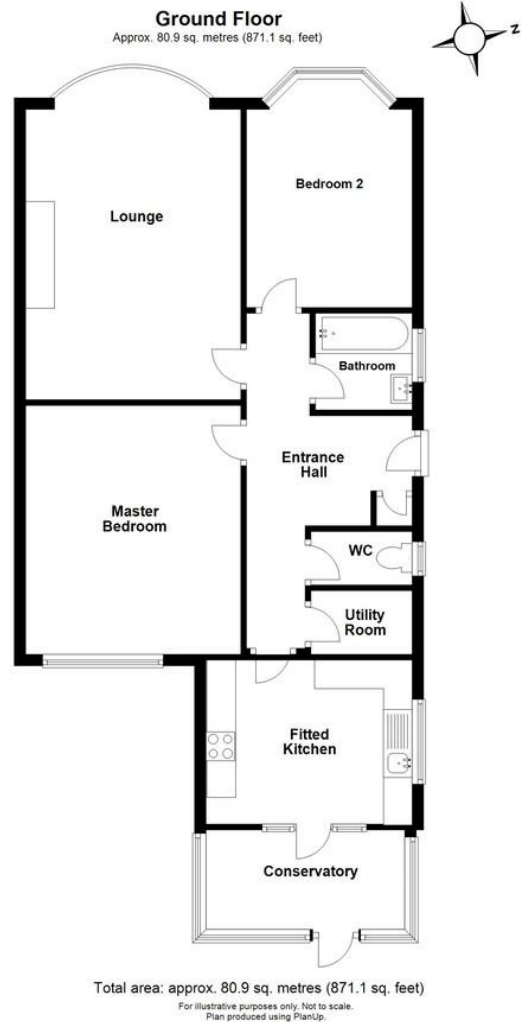
REAR GARDEN

Laid predominately to patio for ease of maintenance with central shaped lawn. Outside water tap, wooden gate giving side access to front.

DETACHED GARAGE

Approached via private driveway. Up and over door to front, door to side giving access to side pathway, power and light.





COUNCIL TAX BAND

Tax band C £1,871.76 per annum
(2022/2023)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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