



Hyman  **Hill**
Estate & Letting Agent

Offers in Region of £625,000
Freehold

 01273 597730

72 The Crescent, Southwick, BN42 4LA

- Extended semi detached family home
- Three good sized bedrooms
- 23' x 18' kitchen/living/dining room
- Separate lounge to front
- Ground floor WC
- Utility room & study/guest room
- South facing garden & solar panels
- Private drive to integral garage



INTRODUCTION

Hyman Hill are delighted to offer for sale this very well presented and deceptively spacious semi detached house that has been thoughtfully extended to provide spacious family accommodation. Positioned on level ground in a highly sought after road, the property is within easy reach of amenities including various schools including sought after Eastbrook Primary and Shoreham Academy both having an 'Outstanding' Ofsted rating.

Internally, the property boasts an impressive extended 23' x 18' open plan kitchen/dining/day room with a separate cosy bay fronted lounge to the front, ground floor cloakroom, separate utility room, ground floor study/guest room and an integral garage. To the first floor are three good sized bedrooms and a family

bathroom. Externally there is an established rear garden benefitting from a sunny southerly aspect and private drive to garage. To the rear elevation there are solar panels which contributes towards its impressive 'B' EPC rating.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches and bus stops. The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping. Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

ENCLOSED ENTRANCE PORCH

Front door with double glazed panels and matching windows to either side, assumed original front door with feature decorative stain glass leaded light panel and matching sidelight windows leading to:

ENTRANCE HALLWAY

Radiator, stairs rising to first floor landing with storage cupboard under housing wall mounted fuse board, electricity and solar panel meter, recessed cloaks cupboard with hanging rail and shelf above, feature oak flooring, smoothed and coved ceiling with inset spotlighting, assumed original stripped internal wooden doors giving access to:

GROUND FLOOR WC

White suite incorporating; low level button flush WC, recessed wash hand basin with mixer tap and tiled surround, oak flooring, recessed wall extractor fan unit, smoothed ceiling with inset spotlighting.

BAY FRONTED LOUNGE

14' 9" into bay x 13' 0" into chimney breast recess (4.5m x 3.96m) Double glazed square bay window to front, radiator, cast iron fireplace with inset coal effect gas fire and painted wooden surround, smoothed and coved ceiling.

EXTENDED OPEN PLAN KITCHEN/DINER/LIVING SPACE

23' 0" at longest point x 18' 4" at widest point (7.01m x 5.59m) **Kitchen Area:**

Three feature southerly aspect double glazed Velux windows, double glazed window and French doors to rear overlooking and leading to the rear garden. Matching range of solid oak fronted base, drawer and wall mounted units having contrasting mirror fleck granite work surfaces incorporating; under mounted stainless steel sink unit with mixer tap and grooved work surface drainer, space for range style cooker with stainless steel splash back and fitted double width chimney hood extractor unit over, integrated dishwasher, integrated under unit freezer, space for under counter fridge, space for free standing upright fridge/freezer, tiled splash backs, oak flooring, smoothed and coved ceiling with inset spotlighting.







Dining/Day Room Area:

Feature inset log burner set on granite hearth, bespoke shelving fitted to either side of chimney breast recesses, three radiators, continuation of oak flooring, smoothed and coved ceiling with inset spotlighting, door giving access to:

STUDY/GUEST ROOM

10' 7" x 8' 10" (3.23m x 2.69m) Dual aspect via double glazed window to side and double glazed southerly aspect French doors to rear overlooking and leading to the rear garden, radiator, wood effect flooring, smoothed ceiling with hatch to void, double doors leading to:

UTILITY ROOM

10' 10" x 4' 10" (3.3m x 1.47m) Southerly aspect double glazed window to rear. Wood effect roll edge work surfaces with wall mounted storage units above incorporating; inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for unit counter appliances, wall mounted 'Worcester Bosch' combination boiler, radiator, smoothed ceiling with inset extractor unit, double doors giving access to:

INTEGRAL GARAGE

Internal Measurements 18' 2" x 10' 7" (5.54m x 3.23m) Up and over door to front, wall mounted gas meter, power and light.

LANDING

Obscured double glazed window to side, large hatch giving access to roof void via pull down ladder, smoothed ceiling, assumed original stripped internal doors leading to:

BEDROOM ONE

15' 0" into bay x 12' 0" to front of chimney breast (4.57m x 3.66m) Double glazed square bay window to front, radiator, bespoke double wardrobes fitted to either side of the chimney breast recesses, smoothed and coved ceiling.

BEDROOM TWO

12' 5" x 11' 1" into chimney breast recess (3.78m x 3.38m) Double glazed southerly aspect window to rear, radiator, bespoke built in double wardrobe fitted to one side of chimney breast recess, smoothed and covered ceiling.

BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m) Double glazed southerly aspect window to rear, radiator, smoothed and covered ceiling.

BATHROOM

Obscured double glazed window to front. White suite with chrome fittings incorporating; panel enclosed bath with side positioned mixer tap having wall mounted thermostatic shower controls, riser rail and

twin shower heads over, pedestal wash hand basin with mixer tap, low level button flush WC, chrome heated ladder towel rail/radiator, oak flooring, smoothed ceiling with inset spotlighting.

SOUTH FACING REAR GARDEN

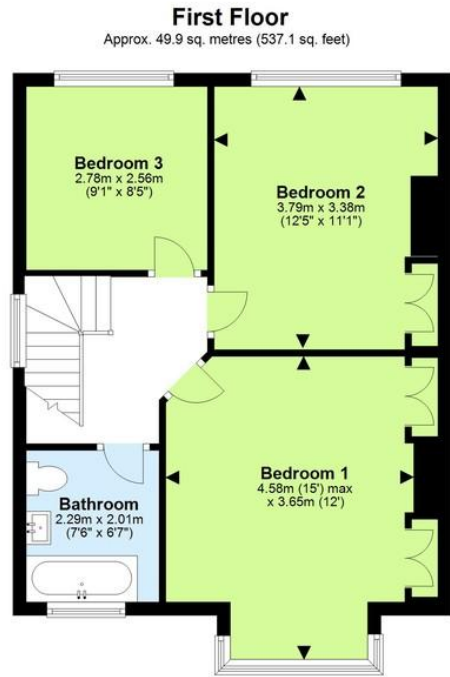
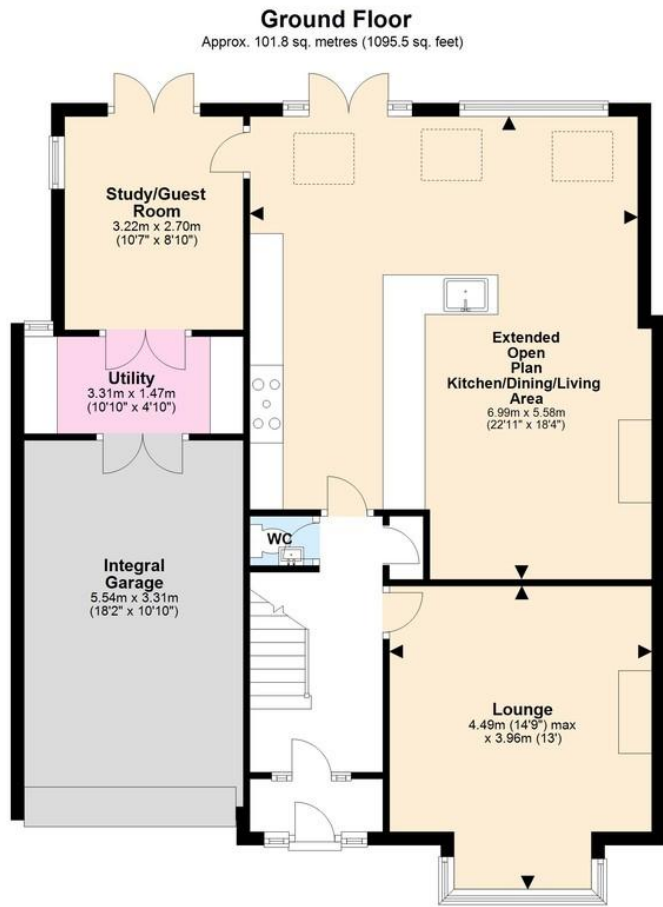
Boasting a favoured sunny southerly rear aspect. Full width patio area leading from rear of property and extending to side giving access to the greenhouse, outside water tap and water butts. Meandering pathway with shaped lawn to one side with borders housing established flowers, shrubs and an apple tree. Deep beds with brick partitions boasting a variety of fruit bushes, shrubs and flowers. The garden also benefits from a sunken pond and large timber shed situated to the rear.

GARAGE & OFF ROAD PARKING

Private driveway laid to block paving affording off road parking for numerous vehicles and leading to the garage.

AGENTS NOTE

There are solar panels situated on the rear roof of the property. We have been advised by the vendor that these have been paid for in full and do not form part of any 'rent a roof' scheme.



Total area: approx. 151.7 sq. metres (1632.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

72 The Crescent, Southwick

COUNCIL TAX BAND

Tax band C £1,960.13 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	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

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a **FREE, no obligation market appraisal** of your property.