



Hyman  **Hill**
Estate & Letting Agent

Offers in Excess of £490,000
Freehold

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24 Greenways, Southwick, BN42 4QJ

- Detached & extended chalet family home
- Excellent decorative order throughout
- 3/4 double bedrooms
- Open plan kitchen/dining/family room
- Bathroom & shower room
- Double glazed conservatory
- Deceptive & versatile accommodation
- Popular residential location



INTRODUCTION

Hyman Hill are delighted to offer for sale this extended and detached 1930's 'Barclay' constructed bungalow situated in a favoured road being on level ground and within easy reach of amenities. Offered for sale in very good condition throughout, the property has undergone considerable improvement and now offers a fantastic open plan living area to the back of the property making it an ideal space for families and entertaining alike. A loft conversion creates two further bedrooms and an additional bathroom thereby providing the property with extremely deceptive and versatile accommodation.

ENTRANCE HALL

Wooden front door with patterned glass panels, stripped wooden floorboards, stairs rising to first floor landing with storage cupboard under, internal glass window providing natural light to enter the dining area/family room, radiator, wall mounted thermostat, stripped original internal doors, smoothed ceiling with inset spot lighting.

SEPARATE WC

White low level WC with concealed button flush cistern, continuation of stripped wooden floorboards, smoothed ceiling, patterned double glazed window to side.

SHOWER ROOM

White suite with chrome fittings incorporating; step in tiled shower cubicle housing wall mounted thermostatic controls, riser and shower head, pedestal wash hand basin, heated towel rail/radiator, concealed wall mounted 'Glow worm' combination boiler (installed January 2018), continuation of stripped wooden floorboards, smoothed ceiling with inset spot lighting, patterned double glazed window to side.

LOUNGE / 2ND RECEPTION / BEDROOM 4

17' 1" into bay x 13' 3" into chimney breast recess (5.21m x 4.04m) Double glazed bay window to front, feature cast iron open fireplace, radiator, continuation of stripped wooden floorboards, picture rails, smoothed ceiling.

OPEN PLAN KITCHEN / FAMILY ROOM

'L' shaped. 24' 0" at widest point narrowing to 9'3 x 20' 8" at longest point to rear of shelving unit

Kitchen Area:

Modern fitted kitchen which is open plan to the family area / dining room. Matching range of floor, drawer and wall mounted units with granite effect roll edge work surfaces incorporating; inset one and a half bowl single drainer stainless steel sink unit with mixer tap, inset stainless steel five ring 'Bosch' gas hob with fitted stainless steel and glass canopy extractor over and fitted 'Hotpoint' double oven under, integrated 'Kenwood' dishwasher, recessed full height shelved larder cupboard also housing wall mounted electrical distribution box, tiled splashbacks, contemporary style vertical radiator, oak effect flooring, smoothed and

coved ceiling with inset spot lighting, dual aspect via double glazed window to side, double glazed door with adjacent double glazed window giving access to the conservatory / utility room.

Family Room / Dining Area:

Dual aspect via double glazed window to side, double glazed window to rear overlooking garden, fitted full height and width book / display cabinet, radiator, additional contemporary style vertical radiator, oak effect flooring, smoothed and coved ceiling.

CONSERVATORY

10' 11" x 9' 7" (3.33m x 2.92m) Triple aspect via double glazed windows to either side, double glazed French doors and windows to rear overlooking and leading to rear garden, polycarbonate roofing, work surface with storage cupboards under and space and plumbing for washing machine, tiled flooring, wall light point.

BEDROOM THREE

11' 3" x 10' 5" (3.43m x 3.18m) Double glazed bay window to front, built-in wardrobes, contemporary style vertical radiator, smoothed and coved ceiling.

LANDING

Double glazed Velux to side, smoothed ceiling, doors giving access to:







BEDROOM ONE

12' 5" to front of fitted wardrobes x 11' 5" (3.78m x 3.48m) Dual aspect via double glazed window to side offering lovely chimney top views towards the sea, double glazed French doors to rear with feature Juliet balcony, radiator, bespoke fitted full width and height wardrobes, smoothed ceiling.

BEDROOM TWO

'L' shaped. 16' 8" x 7' 6" (5.08m x 2.29m) Dual aspect via double glazed Velux window to front, double glazed Velux window to side, radiator, access to eaves storage space, access to crawl through space to bedroom one, smoothed ceiling with inset spot lighting.

BATHROOM

Modern fitted white suite with chrome fittings incorporating; feature free standing roll edge claw foot Victorian style bath with side positioned telephone style mixer tap and shower attachment, low level button flush WC, vanity wash hand basin with mixer taps and storage cupboard below, chrome heated ladder towel rail, smoothed ceiling with inset spot lighting and extractor, patterned double glazed window to side

REAR GARDEN

Patio area leading from rear of property with decking area. Remainder laid predominately to lawn with railway sleeper enclosed beds housing a variety of mature flower and shrub borders, timber shed and greenhouse. Enclosed by panel fencing with gate giving access to driveway, door leading to garage.

FRONT GARDEN

Laid to lawn with mature flower borders, bound by dwarf brick walling.

DETACHED GARAGE

Approached via a shared driveway, metal up and over door to front, two windows and door giving access to rear garden.





Total area: approx. 1489.9 sq. feet

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

COUNCIL TAX BAND

Tax band D £2,205.15 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 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.