



Hyman Hill
Estate & Letting Agent



Offers in Excess £450,000
Freehold

01273 597730

18 Seaview Estate, Southwick, BN42 4AS

- Extended semi detached family home
- Three bedrooms
- Well presented throughout
- 25' bay fronted lounge/diner
- 18'10 x 14'6 extended kitchen
- Direct views of Harbour & sea
- Garage & off road parking
- Easy reach of amenities and station



ENTRANCE PORCH

Triple aspect via double glazed windows and door to side, wall mounted courtesy light, obscured double glazed front door with matching sidelight window leading to:

SPACIOUS ENTRANCE HALLWAY

Radiator, stairs rising to first floor landing with storage cupboard under housing wall mounted fuse board and meters, wall mounted central heating thermostat, dado rails, smoothed and coved ceiling, door to lounge/diner, door to extended kitchen, door leading to:



GROUND FLOOR WC

White low level button flush WC, part tiled walls, tiled flooring, wall mounted extractor fan unit.

LOUNGE/DINER

25' 0" into bay x 12' 1" into chimney breast recess at widest point (7.62m x 3.68m) Double glazed bay window to front, gas coal effect fire with marble effect hearth, matching insert with decorative surround, wall mounted gas fire in dining area with fitted back boiler, television point, six wall light points, dado rails, smoothed and coved ceilings.



EXTENDED KITCHEN

'L' shaped 18' 10" at widest point x 14' 6" at longest point (5.74m x 4.42m) Dual aspect via two double glazed windows to side, double glazed window and French doors to rear giving access to the lean-to. Matching range of oak fronted base, drawer and wall mounted units having under unit illumination with contrasting high gloss roll edge work surfaces incorporating; inset one and a half bowl single drainer stainless steel sink unit with swan necked mixer tap, inset five ring stainless steel 'Diplomat' gas hob with fitted stainless steel canopy extractor unit above and built in 'Diplomat' oven under, space and plumbing for behind door washing machine and slimline dishwasher, integrated under counter fridge and freezer, radiator, tiled splash-backs, smoothed ceiling with inset spotlighting.

LEAN-TO

10' 6" x 3' 6" (3.2m x 1.07m) Triple aspect double glazed window with door to side leading to the delightful rear garden, space for additional upright fridge/freezer, tiled flooring, power points, polycarbonate lean-to roof.

LANDING

Built in over stairs storage cupboard, smoothed ceiling with hatch giving access to roof void, doors leading to:

BEDROOM ONE

14' 0" x 10' 10" to front of chimney breast (4.27m x 3.3m) Double glazed bay window to front providing stunning uninterrupted views of Shoreham Harbour and the sea beyond, radiator, matching range of full height bedroom furniture fitted to entire length of one

wall incorporating; shelved and hanging wardrobes, drawers and high level storage cabinets, smoothed ceiling.

BEDROOM TWO

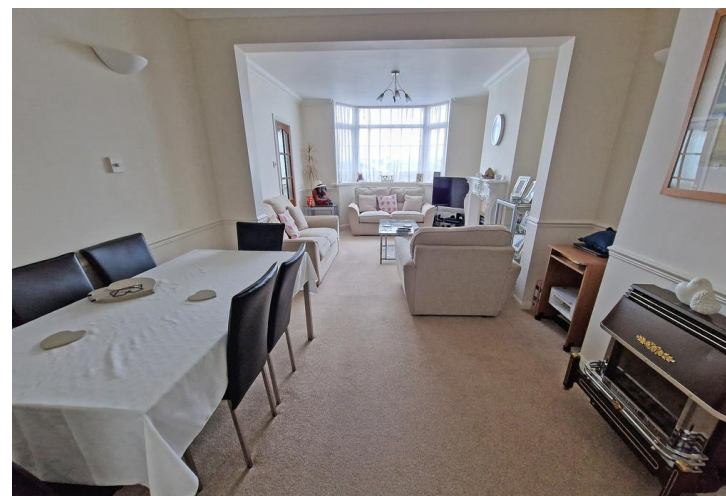
11' 3" x 11' 0" to front of chimney breast (3.43m x 3.35m) Double glazed window to rear, radiator, matching range of full height bedroom furniture fitted to entire length of one wall incorporating; shelved and hanging wardrobes, drawers and high level storage cabinets, smoothed ceiling.

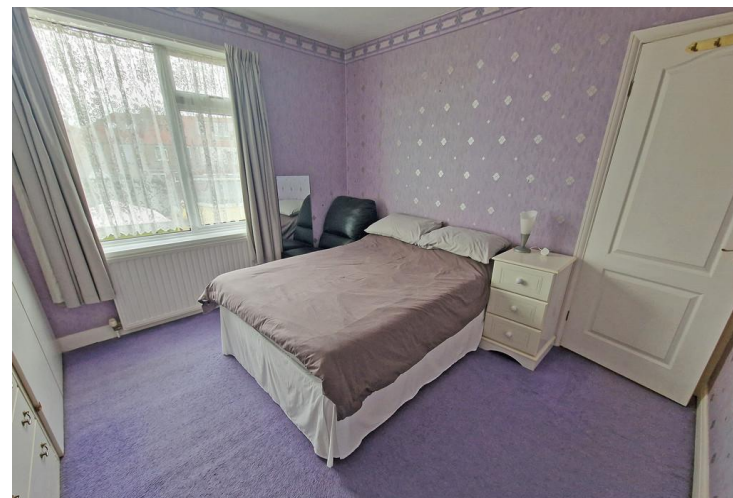
BEDROOM THREE

7' 10" x 6' 6" (2.39m x 1.98m) Double glazed window to front affording uninterrupted views of Shoreham Harbour and the sea beyond, radiator, smoothed ceiling.

BATHROOM

Obscured double glazed window to side. Contemporary white suite with chrome fittings incorporating; 'L' shaped panel enclosed shower/bath with side positioned mixer tap having wall mounted 'Mira' shower unit, riser rail, shower attached and glass screen above, pedestal wash hand basin with mixer tap, low level button flush WC, chrome heated ladder towel rail/radiator, tiled walls, tiled flooring, smoothed ceiling.







REAR GARDEN

Being a real feature of the property. Laid to lawn with central patio area and matching pathway, raised rendered and railway sleeper bound borders housing a variety of mature flowers and shrubs, outside lighting, outside water tap, door giving access to the garage, enclosed by panel fencing incorporating gate providing side access to front.

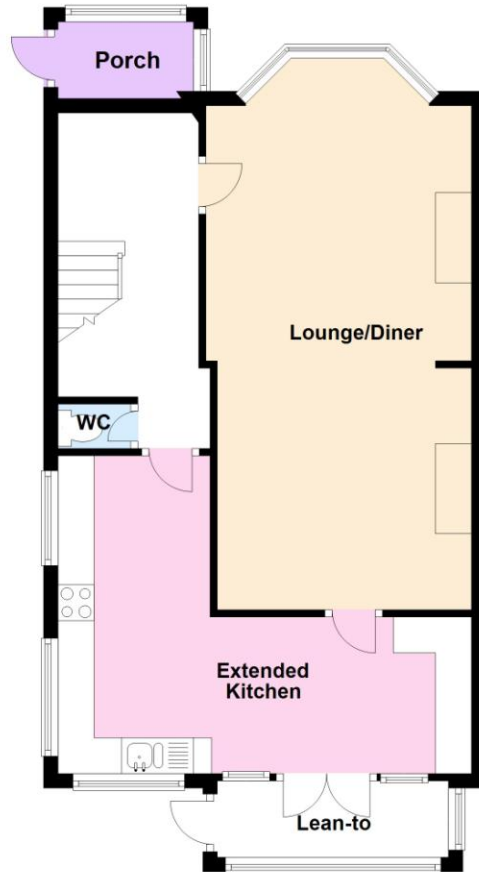
GARAGE

Up and over door to front, power and light, door to side leading to the rear garden.

FRONT

Laid to block paving affording hardstanding for one vehicle.

Ground Floor



First Floor



Total area: approx. 100.9 sq. metres (1085.7 sq. feet)

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

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		83 B
69-80	C		
55-68	D	60 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.