



Hyman  **Hill**
Estate & Letting Agent

Offers in Excess of £300,000
Freehold

 01273 597730

22 Whitelot Close, Southwick, BN42 4YQ

- Extended mid-terrace home
- Cul-de-sac location
- Contemporary 19' x 16'10 kitchen/diner
- Contemporary shower room
- Separate lounge to front
- Double glazing & gas central heating
- Ideal first purchase
- No on-going chain



ENTRANCE PORCH

Dual aspect via composite front door to side having obscured double glazed leaded light panels, double glazed window to front, wall mounted 'Ideal' combination boiler, power socket, courtesy light.

ENTRANCE HALL

Wooden front door with obscured glazed panels, radiator, stairs rising to first floor landing, laminate wood effect flooring, doors leading to:

LOUNGE

12' 10" into chimney breast recess x 11' 8" (3.91m x 3.56m) Double glazed window to front, radiator, gas fire set in stone fireplace surround, continuation of laminate wood effect flooring.



EXTENDED KITCHEN/DINER

'L' shaped 19' 0" at widest point x 16' 10" at longest point (5.79m x 5.13m)

Kitchen Area:

Double glazed window to rear overlooking the rear garden. Modern fitted range of base, drawer and wall mounted units (the majority having under unit illumination) with contrasting wood effect work surfaces incorporating; inset single drainer composite sink unit with monobloc mixer tap, space for gas range style oven (negotiable) with fitted double width chimney hood extractor unit above, integrated under unit fridge and freezer, space and plumbing for washing machine, full height fitted storage cupboards incorporating pull out pantry, radiator, laminate wood effect flooring, opening through to:



Dining Area:

Dual aspect via double glazed window to rear, double glazed window and door to side overlooking and leading to the rear garden, radiator, continuation of wood effect laminate flooring.

LANDING

Loft hatch giving access to roof void, doors giving access to:

BEDROOM ONE

11' 10" x 8' 3" to front of fitted wardrobes (3.61m x 2.51m) Double glazed window to front, radiator, built in former airing cupboard housing slatted shelving, two built in full height wardrobes.

BEDROOM TWO

9' 7" to front of fitted wardrobes x 9' 0" (2.92m x 2.74m)
Double glazed window to rear, radiator, built in full height wardrobes, matching dressing table and high level storage cupboards.

BEDROOM THREE

8' 7" x 8' 0" (2.62m x 2.44m) Double glazed window to front, radiator, built in wooden bedframe (incorporating over stairs recess) with fitted cupboard and drawers below, built in wardrobe with low level cupboard and shelves adjacent.

SHOWER ROOM

Two obscured double glazed windows to rear.
Contemporary white suite with chrome fittings incorporating; step in tiled shower cubicle with sliding curved glass doors housing wall mounted thermostatic control unit, riser rail and shower head, bidet, low level button flush WC, wall mounted floating wash hand basin with mixer tap and polished walnut effect storage cupboard under, matching polished walnut effect storage unit, tiled walls, radiator, inset ceiling spot lighting.

REAR GARDEN

Laid to patio for ease of maintenance with various flower borders, two brick built storage sheds (one with power and light), timber storage shed (with power and light), outside water tap, rear access gate.





Ground Floor



First Floor



Total area: approx. 875.7 sq. feet

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

COUNCIL TAX BAND

Tax band C - £2,053.69 per annum
(2024/2025)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

11 Southwick Square
Southwick
West Sussex
BN42 4FP

T: 01273 597730

E: info@hymanhill.co.uk

W: www.hymanhill.co.uk

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.