



**Hyman**  **Hill**  
Estate & Letting Agent

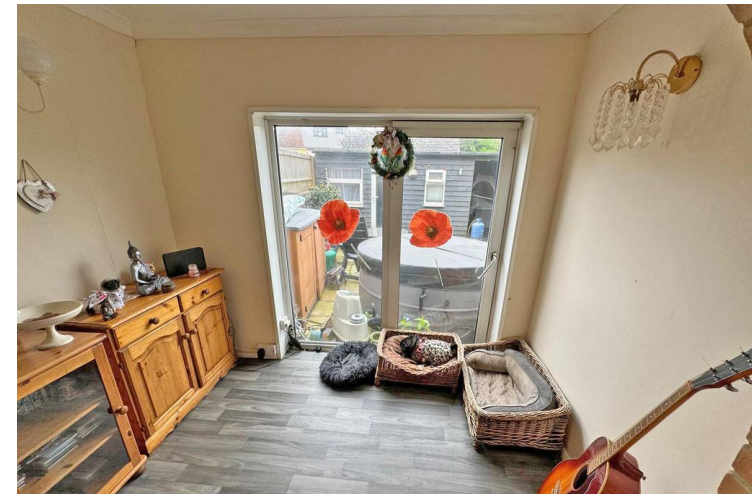
£399,950

Freehold

01273 597730

## 114 The Gardens, Southwick, BN42 4AR

- Extended end of terrace family home
- Four good sized bedrooms
- Popular & convenient location
- In need of updating
- South facing roof terrace
- 18' kitchen/diner
- South facing rear garden
- Garage & off road parking



## INTRODUCTION

Hyman Hill are delighted to offer for sale this extended end of terrace family home situated in a popular and convenient residential location. The deceptive accommodation, which is arranged over three floors boasts; lounge, kitchen/breakfast room with extended dining area, utility room, three good sized first floor bedrooms one of which has access to a south facing roof top terrace providing lovely views towards the sea and a bathroom. To the second floor is a spacious master bedroom. Externally there is sunny favoured south facing low maintenance rear garden featuring a hot tub and an outbuilding with shower room - perfect for the home worker, guest suite or as a hobby room. There is a further pitched roof brick built storage shed and a garage. Situated on level ground, the property is within easy reach of Southwick Village Green with its

comprehensive range of shops, library, doctors surgery, bus stops and community centre. Southwick train station is also within easy reach offering coastal routes east and west as well as links to London. Reputable local primary and secondary schools are also found nearby.

## ENTRANCE PORCH

Dual aspect via double glazed window to side, double glazed door and window to front, courtesy light.

## ENTRANCE HALL

Front door with patterned double glazed panel and matching window adjacent, radiator, picture rail, stairs rising to first floor with cupboard under housing fuse box and meters, further shelved storage cupboard, wall mounted digital thermostat, doors leading to:

## LOUNGE

13' 11" x 11' 7" in to chimney breast recess (4.24m x 3.53m) Double glazed window to front with stained glass fan lights, radiator, fire surround with inset electric fire, TV aerial point.

## KITCHEN/DINER

18' 0" x 11' 4" narrowing to 7'10 (5.49m x 3.45m)

### KITCHEN AREA:

Matching range of white high gloss fronted floor, drawer and wall mounted units with under unit illumination and contrasting wood effect laminated roll edge surfaces incorporating; inset single drainer composite sink unit with mixer tap, inset stainless steel four ring gas hob with concealed extractor over, built in 'Hotpoint' eye level double oven with cupboard above and below, part tiled walls, door to utility room, double glazed window to side.

### **EXTENDED DINING AREA**

8' 11" x 5' 1" (2.72m x 1.55m) Feature circular brick archway, double glazed sliding doors to rear over looking and leading to southerly aspect rear garden.

### **UTILITY ROOM**

8' 8" x 5' 3" (2.64m x 1.6m) Work surface with inset wash hand basin and storage cupboard under, further work space with space and plumbing for washing machine under, wall mounted 'Viessmann' combination boiler, tiled splash back, double glazed window and patterned doubled glazed door to rear giving access to rear garden.

### **FIRST FLOOR LANDING**

Stairs rising to second floor, picture rail, doors leading to:

### **BEDROOM 3**

11' 6" x 10' 4" to front of chimney breast (3.51m x 3.15m) Double glazed window to front with stained glass fan lights, built in full height bedroom furniture incorporating; shelved and hanging double wardrobes and drawers, radiator.

### **BEDROOM 2**

11' 5" x 9' 5" to front of wardrobe doors (3.48m x 2.87m) Sliding patio doors to rear leading to a delightful southerly aspect terrace roof terrace offering sea glimpses between the roof tops, radiator, fitted wardrobes to the entire length of one wall with sliding doors incorporating; hanging rails, shelving and drawers.

### **BEDROOM 4**

7' 7" x 6' 4" (2.31m x 1.93m) Double glazed oriel window to front, radiator, high level storage cupboards.

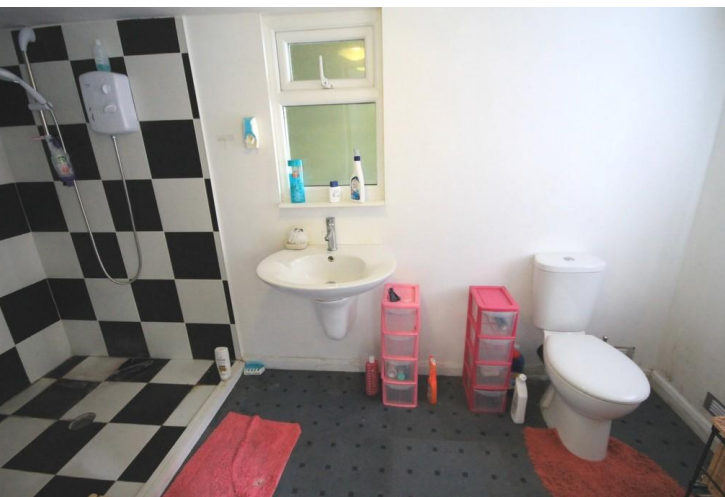
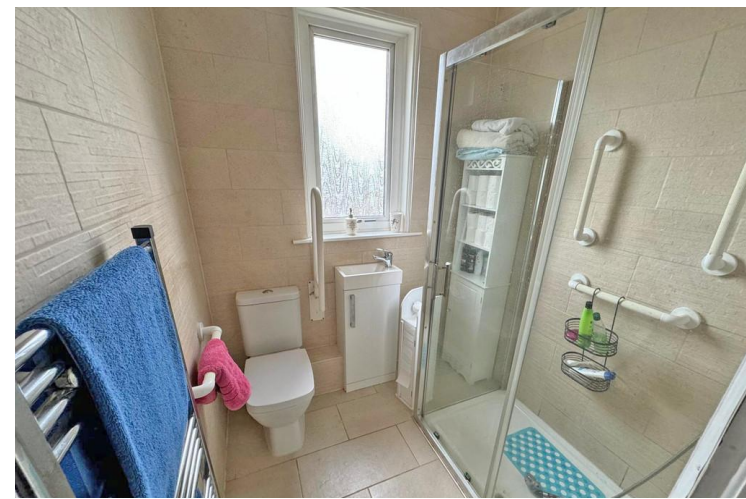
### **SHOWER ROOM**

White suite with chrome fittings incorporating; step in tiled shower cubicle housing wall mounted 'Triton' electric shower unit and shower head, wall mounted wash hand basin with mixer tap, low level button flush WC, radiator, tiled walls, patterned double glazed window to rear.

### **SECOND FLOOR LANDING**

Door leading through to:





### **BEDROOM 1**

15' 6" x 12' 10" max (4.72m x 3.91m) Dual aspect via two double glazed 'Velux' windows to rear offering lovely views towards the sea, double glazed 'Velux' window to front, access to under eaves storage.

### **REAR GARDEN**

Offering a favoured southerly aspect, patio area leading from rear of property with hot tub, remainder laid to decking for ease of maintenance with brick border housing flowers and shrubs, outside water tap, under cover walkway with timber gate giving access to rear, door providing access to:

### **OFFICE/HOBBY ROOM**

Double glazed window and patterned double glazed door to front giving access to rear garden, internal double glazed window to rear, plastered smooth finish walls, door giving access to:

### **LARGE SHOWER ROOM**

12' 0" x 5'2" Full width tiled shower area with wall mounted 'Triton' shower over, wall mounted wash hand basin with mixer tap, low level button flush WC, double glazed window to front, double glazed window to side.

### **LARGE STORAGE SHED**

Pitched roof brick built storage shed, internal double glazed window to side.

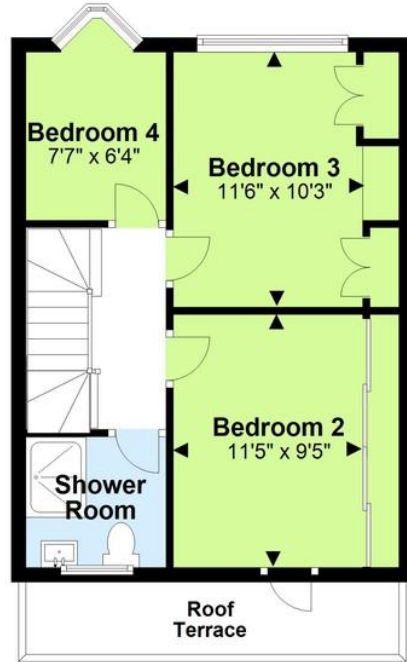
### **GARAGE**

14' 0" x 11' 7" (4.27m x 3.53m) Accessed via vehicular access route to side, up and over door to front, uPVC cladding to front and sides, power and light.

### Ground Floor



### First Floor



### Second Floor



Total area: approx. 1196.6 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)

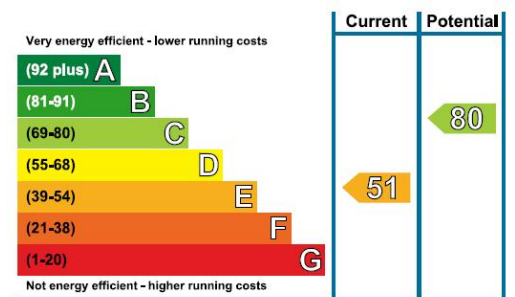
### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

### Energy Efficiency Rating



### OFFICE

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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.