



Hyman  **Hill**
Estate & Letting Agent

£699,950 Freehold

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23 Glebe Close, Southwick, BN42 4TF

- Detached 3 double bedroom family home
- Highly popular cul-de-sac location
- Overlooking Copse
- Walking distance of shops & transport links
- Excellent order throughout
- Double glazed conservatory
- Secluded, south facing garden
- Private drive to garage



INTRODUCTION

A rare opportunity to purchase this three double bedroom detached house offered for sale in excellent order throughout. The property is situated in a premier close with a central Copse in one of Southwick's most desirable, level ground locations. Southwick Square with its comprehensive range of corporate and independent shops, railway station, community centre, library, doctor's surgery and bus stops are found just a few minutes walk away. Southwick railway station and the Village Green are also within walking distance together with excellent reputable local primary and secondary schools. The property boasts many features which include; modern fitted kitchen with integrated appliances, dual aspect lounge/diner, lovely double glazed conservatory which overlooks the stunning secluded southerly aspect rear garden, ground floor

WC, three double first floor bedrooms and a modern fitted bathroom. The second bedroom also benefits from a shower cubicle that has been cleverly installed into a recessed area and all windows to the front benefit from views of The Copse. To the front there is a garage which is accessed via a deep private drive providing off road parking for numerous vehicles including motor home or caravan. We highly recommend undertaking an internal inspection.

ENTRANCE PORCH

Double glazed to three sides with double glazed door, tiled floor, wall light point, door with patterned double glazed panel and matching side light leading to:

ENTRANCE HALLWAY

Double glazed window to side, radiator with fitted decorative cover, wall mounted thermostat, stairs rising to first floor with under stairs storage cupboard, smoothed ceiling, doors leading to:

GROUND FLOOR WC

Matching fitted white suite with chrome fittings incorporating; low level WC, corner wash hand basin with tiled splash back, mosaic tiled flooring, part mosaic tiled walls, wall light point, patterned double glazed window to front.

LOUNGE/DINER

'L' shaped. 20' 7" into chimney breast recess, narrowing to 10' 2"x 14' 0" (6.27m x 4.27m) Dual aspect via double glazed window to front offering delightful views of The Copse, double glazed sliding tilt and turn door to rear leading to conservatory, two radiators, coal effect gas fireplace with feature limestone surround and hearth, Virgin cable TV point, smoothed ceiling.

CONSERVATORY

21' 10" x 9' 9" (6.65m x 2.97m) Triple aspect via double glazed windows to either side and rear incorporating French doors overlooking and leading to stunning southerly aspect rear garden, radiator, laminate wood flooring, two wall light points.

KITCHEN

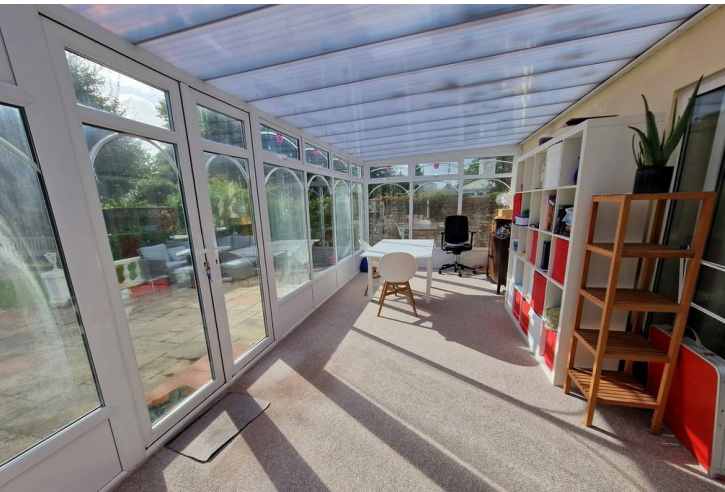
11' 4" x 10' 11" (3.45m x 3.33m) Modern fitted matching range of white high gloss fronted floor, drawer and wall mounted units with under unit illumination and contrasting high gloss roll edge work surfaces and matching upstands incorporating; inset composite single drainer sink unit with mixer tap, inset four ring 'Bosch' electric hob with concealed extractor and black glass splash back over, built in stainless steel 'Hotpoint' oven and grill with space for microwave under, integrated 'Bosch' dishwasher, integrated 'Hotpoint' washing machine, integrated under unit 'Bosch' fridge and freezer, smoothed ceiling with inset spot lighting, dual aspect via double glazed window to rear, patterned double glazed door to side giving access to front and rear.

LANDING

Double glazed window to front offering views of The Copse, recessed airing cupboard housing wall mounted 'Vaillant' combination boiler (installed in October 2022) with additional storage cupboard above, loft hatch to roof void, doors leading to:

BEDROOM 1

14' 0" into wardrobe recess x 11' 0" (4.27m x 3.35m) Double glazed window to rear enjoying delightful views of the stunning rear garden, radiator, built in bedroom furniture incorporating; fitted floor to ceiling shelved and hanging wardrobes, chest of drawers with wall mounted mirror and bed side tables, recessed single wardrobe, smoothed ceiling with inset spot lighting.





BEDROOM 2

11' 5" into wardrobe recess x 11' 0" (3.48m x 3.35m)
Double glazed window to rear enjoying delightful views of the stunning rear garden, radiator, built in bedroom furniture incorporating; floor to ceiling shelved and hanging wardrobes and bedside tables, recessed tiled shower cubicle housing wall mounted thermostatic controls and shower head with glass door, smoothed ceiling.

BEDROOM 3

10' 2" x 7' 8" (3.1m x 2.34m) Double glazed window to front offering superb views of The Copse, radiator, recessed shelved and hanging wardrobe, smoothed ceiling.

SHOWER ROOM

Modern fitted white suite with chrome fittings incorporating; tiled shower cubicle with glass screen and door housing wall mounted thermostatic valve, riser rail and shower attachment, low level WC with concealed button flush cistern, wash hand basin with mixer tap inset into unit with cupboard and drawers below, tiled walls, tiled floor, smoothed ceiling, patterned double glazed window to side

SOUTH FACING REAR GARDEN

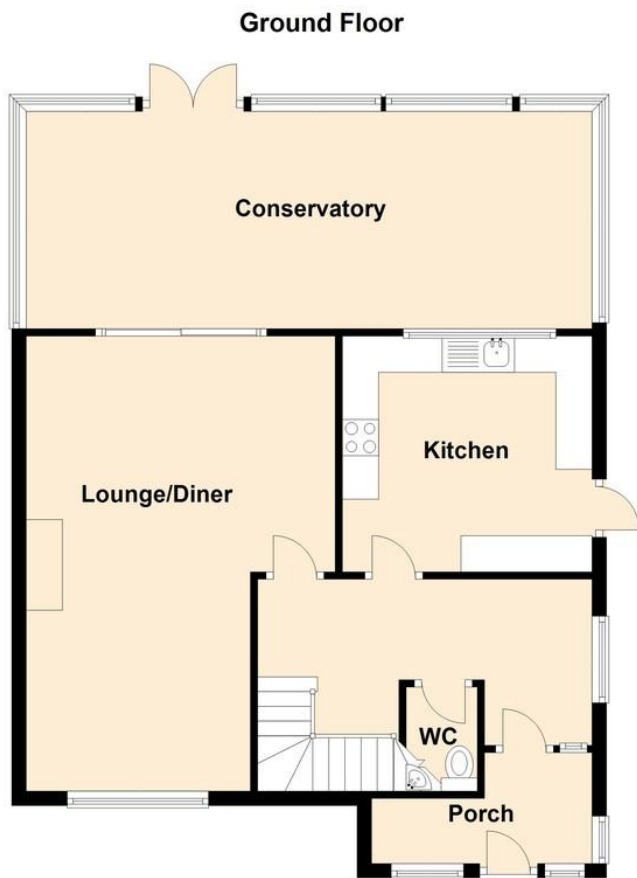
Boasting a favoured, southerly and secluded aspect, patio area leading from rear of property with remainder laid to lawn offering a variety of mature flower and shrub borders, shingle central pathway leading to timber shed, outside water tap, double glazed door giving access to garage, wooden gate giving side access to front.

GARAGE

18' 5" x 8' 8" maximum internal measurements (5.61m x 2.64m) Approached via long private driveway providing ample off-road parking, up and over door to front, power and light, wall mounted consumer unit, electric and gas meter, space for free standing appliances, patterned double glazed window and door to rear giving access to rear garden.

PRIVATE DRIVEWAY

Affording off road parking for numerous vehicles and leading to the garage. Pathway to front door. Remainder laid to lawn with an array of mature flower and shrub borders enclosed by dwarf brick walling.



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

COUNCIL TAX BAND

Tax band F £3,041.61 (2022/2023)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 46 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.