



267 Old Shoreham Road | | Southwick | BN42 4LP

WB
WARWICK BAKER
ESTATE AGENT

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£799,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL DETACHED RESIDENCE, BUILT CIRCA 1924, OFFERING A RARE OPPORTUNITY FOR DISCRIMINATING BUYERS. THIS GENEROUS FAMILY HOME FEATURES A WELCOMING ENTRANCE HALL, A LIGHT-FILLED SOUTH-FACING LOUNGE, AN ELEGANT DINING ROOM, AND A MODERN KITCHEN/BREAKFAST ROOM PERFECT FOR FAMILY GATHERINGS. THE PROPERTY ALSO BOASTS A DELIGHTFUL CONSERVATORY ROOM, A CONVENIENT GROUND FLOOR CLOAKROOM, A VERSATILE OFFICE/BEDROOM 5, ALONGSIDE FOUR SPACIOUS DOUBLE BEDROOMS AND A FULLY TILED FAMILY BATHROOM. ADDITIONALLY, THERE IS AN OCCASIONAL LOFT BEDROOM, IDEAL FOR USE AS A SIXTH BEDROOM. OUTSIDE, YOU WILL FIND A STRIKING FRONT CARRIAGEWAY DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, AND A BEAUTIFULLY ESTABLISHED REAR GARDEN, PERFECT FOR OUTDOOR ENTERTAINING. INTERNAL VIEWINGS ARE STRONGLY RECOMMENDED BY THE VENDOR'S SOLE AGENT TO TRULY APPRECIATE THE CHARM AND SPACE THIS HOME OFFERS. DON'T MISS OUT ON MAKING THIS STUNNING PROPERTY YOUR OWN!

- STUNNING ENTRANCE HALL
- 15' SOUTH FACING LOUNGE
- 14' DINING ROOM
- 20' KITCHEN/BREAKFAST ROOM
- 14' CONSERVATORY ROOM
- FIVE DOUBLE BEDROOMS
- OFFICE/BEDROOM 6
- FULLY TILED FAMILY BATHROOM
- 24' FRONT CARRIAGE DRIVEWAY
- 119' WELL ESTABLISHED REAR GARDEN

Part double glazed front door leading to:

ENTRANCE PORCH

Further leaded double glazed windows to the front having a favoured southerly aspect, tiled flooring.

Part leaded frosted stained glass door leading to:

ENTRANCE VESTIBULE

16'6" x 6'7" (5.05 x 2.03)

Double panelled radiator, picture rail, exposed wood flooring, door giving access to cloaks storage cupboard, door giving access to under stairs storage cupboard housing electric meter.

Original wood panelled door off entrance vestibule to:

LOUNGE

15'11" x 13'11" (4.87 x 4.25)

Into bay with leaded double glazed windows to the front having a favoured southerly aspect, feature stone fireplace surround and mantle, cast iron cradle, stone and slate hearth, double panelled radiator, dado rail, picture rail.

Original wood panelled door off entrance vestibule to:

DINING ROOM

15'10" x 13'11" (4.85 x 4.25)

Twin double glazed French doors with leaded double glazed windows over to the rear, feature brick fireplace surround and mantle, brick hearth, exposed wood flooring, double panelled radiator, picture rail.

Original wood panelled door off entrance vestibule to:

KITCHEN/BREAKFAST ROOM

20'8" x 9'5" (6.30m x 2.87m)

Comprising granite worktop with inset 'FRANKE' 1 1/2 bowl stainless steel sink unit, with contemporary style mixer tap, range of drawers and cupboards under, display shelving to the side, built in integrated 'HOTPOINT' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, adjacent matching granite worktop with space for range style cooker, drawers and cupboards to either side, tiled splash back, complimented by matching wall units over with under counter lighting, corner end display

shelving, 'RANGEMATER' canopied extractor hood, space for American style fridge/freezer, drawers and cupboards to either side, tiled splash back, complimented by matching wall units over with under counter lighting, adjacent four seater granite breakfast bar, drawers and cupboards under, tiled flooring, double glazed window with leaded double glazed window over to the rear, double panelled radiator, spot lighting.

Opening off kitchen/breakfast room to:

CONSERVATORY ROOM

14'5" x 11'9" (4.39m x 3.58m)

Being of part brick construction to dado height, double glazed windows to both sides, twin double glazed French doors and windows either side to the rear, lofted double glazed roof space, tiled flooring, two double panelled radiators, tiled flooring.

Original wood panelled door off entrance vestibule to:

INNER HALL

9'6" x 4'0" (2.92 x 1.24)

Doorway off inner hall to:

OFFICE/BEDROOM 6

13'11" x 9'4" (4.25 x 2.86)

Having a dual aspect, leaded double glazed windows to the front having a favoured southerly aspect, frosted double glazed window to the side, worktop with space and plumbing for washing machine and tumble dryer under, space for freezer to the side, wall mounted 'VAILLANT' gas fired combination boiler over, triple doored storage cupboard to the side, double panelled radiator.

Part frosted glazed door off inner hall to:

SEPARATE CLOAKROOM

Being part wood panelled to dado height, low level wc, wall mounted wash hand basin with contemporary style mixer tap, frosted double glazed windows.

Turning staircase up from entrance hall to:

FIRST FLOOR LANDING

15'11" x 9'11" (4.87 x 3.03)

Being 'L' shaped, leaded double glazed windows to the front

having a favoured southerly aspect, two doors giving access to under stairs storage cupboard with shelving, single panel radiator, picture rail.

Original wood panelled door off first floor landing to:

BEDROOM 1

16'4" x 13'11" (5.00 x 4.26)

Into bay with leaded double glazed windows to the front having a favoured southerly aspect, feature fireplace with wood surround and mantle, tiled insert, double panelled radiator, picture rail.

Original wood panelled door off first floor landing to:

BEDROOM 2

14'2" x 13'11" (4.327 x 4.25)

Double glazed windows with leaded double glazed windows over to the rear, double panelled radiator, picture rail.

Original wood panelled door off first floor landing to:

BEDROOM 3

13'11" x 10'0" (4.26 x 3.06)

Double glazed windows with leaded double glazed windows over to the rear, feature open fireplace with tiled surround, wood mantle, single panel radiator, picture rail.

Original wood panelled door off first floor landing to:

BEDROOM 4

11'9" x 10'0" (3.60 x 3.05)

Leaded double-glazed windows to the front having a favoured southerly aspect, feature open fireplace with tiled surround, wood mantle, single panel radiator, picture rail.

Original wood panelled door off first floor landing to:

FAMILY BATHROOM

9'10" x 6'10" (3.02 x 2.10)

Being fully tiled, comprising wood panelled bath with antique style mixer tap with separate shower attachment, independent wall mounted 'TRITON 80' shower unit with separate shower attachment, glass shower screen, Regency style pedestal wash hand basin with antique style hot and cold taps, low level

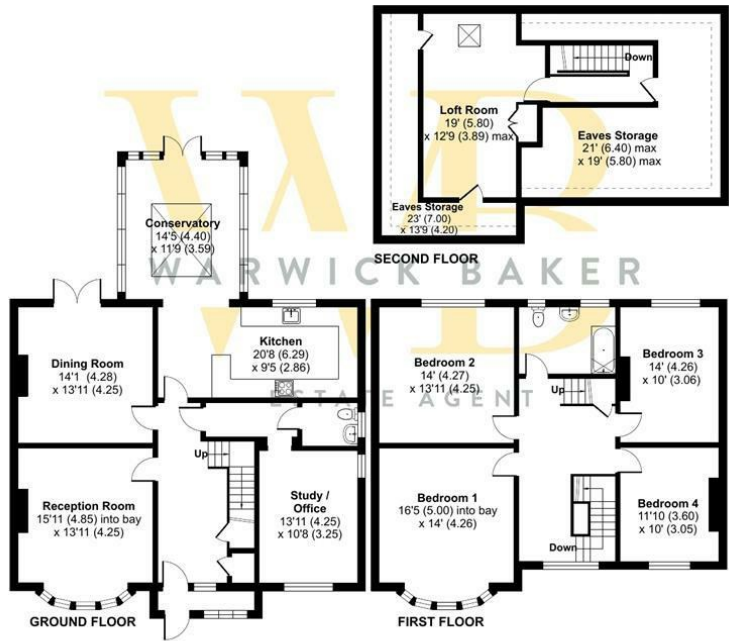


Old Shoreham Road, Southwick, Brighton, BN42

Approximate Area = 2464 sq ft / 228.9 sq m
Limited Use Area(s) = 447 sq ft / 41.5 sq m
Total = 2911 sq ft / 270.4 sq m

For identification only - Not to scale

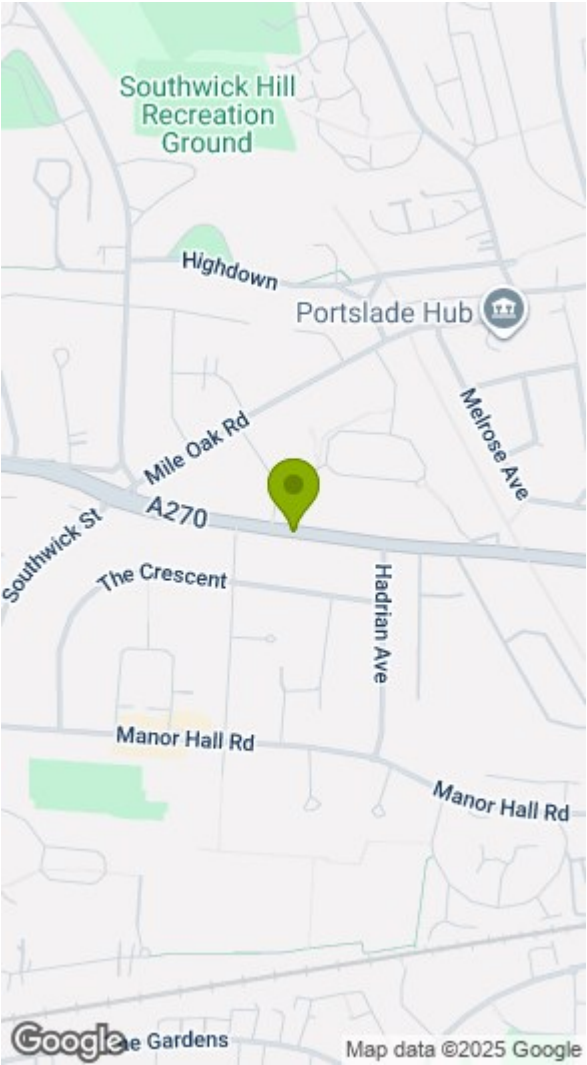
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1334562. ©richcom 2024.

Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	