



**Price**  
**£550,000**

**Freehold**

4x  2x  1x 

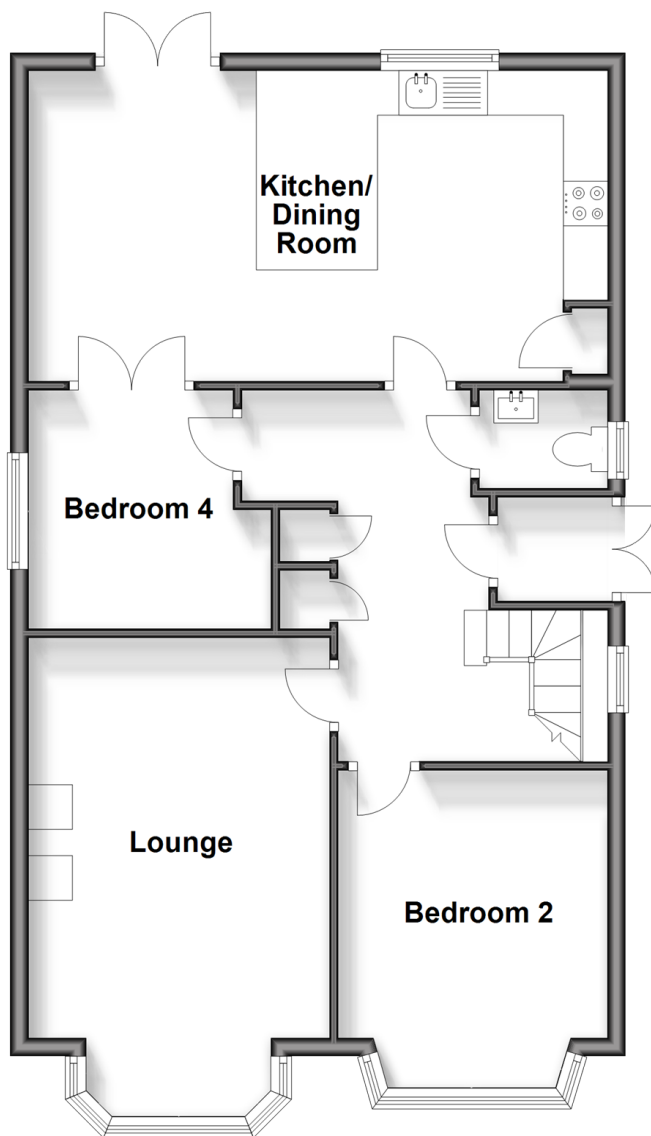
**Overhill, Southwick,  
BN42**

**cubitt&west**  
Helping you move forwards



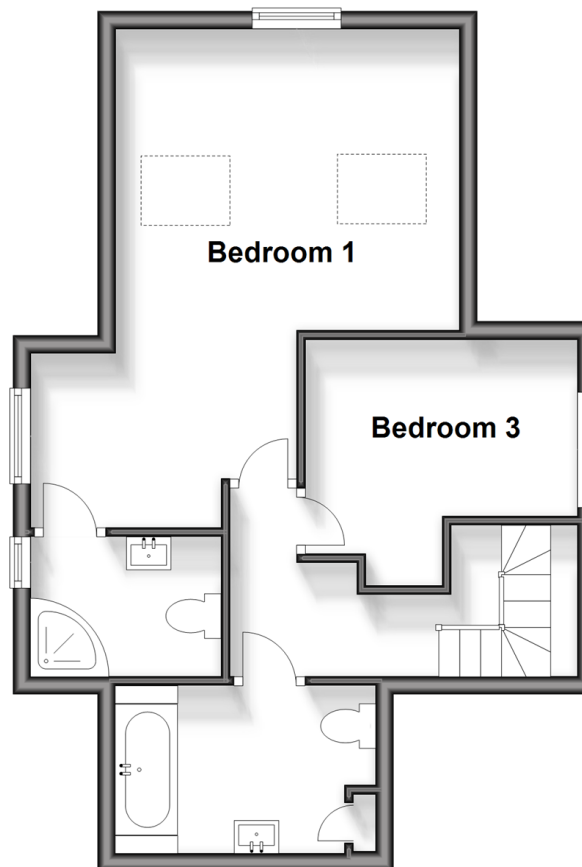
## Ground Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 17'2 maximum x 11'2 (5.24m x 3.41m)

Kitchen / Dining Room: 21'5 x 11'5 (6.53m x 3.48m)

Bedroom 2: 11'8 maximum x 9'11 (3.56m x 3.02m)

Bedroom 4: 9'0 maximum x 8'10 (2.75m x 2.69m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 16'7 maximum x 8'10 (5.06m x 2.69m)

En-Suite Shower Room

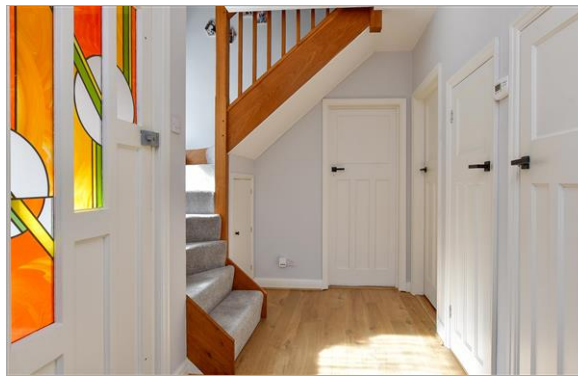
Bedroom 3: 10'1 x 6'6 (3.08m x 1.98m)

Bathroom

### OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



## Main features

- Beautiful open plan kitchen / dining room leading to large rear garden
- Stunning principal en-suite bedroom
- Separate lounge with feature bay window
- Handy driveway plus garage
- Fantastic location close to great schools, bus links and easy commuter links to the A27



### Nearest Schools

Primary Schools: Holmbush Primary 0.3 miles, Eastbrook Primary 0.6 miles, Peter Gladwin Primary 0.6 miles

Secondary Schools: Portslade Community College 0.6 miles, Shoreham Academy 0.6 miles, Downs Park School



### Transport Information

Train Stations: Southwick 0.8 miles, Fishersgate 0.9 miles, Portslade 1.4 miles



### Address

Overhill, Southwick, BN42



### Directions

For directions to this property please contact us.





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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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