



**Sandown Road, Southwick, West Sussex, BN42 4HB**

Guide Price £475,000



# Sandown Road, Southwick, West Sussex, BN42 4HB

## The Property & Area

WELCOME TO THIS STUNNING 3 BEDROOM DETACHED HOUSE LOCATED ON SANDOWN ROAD IN SOUTHWICK , CLOSE TO BRIGHTON.

Built approximately 12 years ago, this property offers a contemporary living space with modern amenities and fantastic features. Situated near Southwick Green, this detached house boasts a prime location. The property is just a short distance away from Southwick Square and the local train station, providing convenient access to nearby towns and cities. With excellent transport links, this is an ideal home for professionals and families alike.

Upon entering the house, you are greeted by a welcoming hallway that leads to a ground floor bedroom and shower room. This additional bedroom offers flexibility and convenience, perfect for guests or as an office space. The shower room provides a modern touch to the property, adding to its appeal.

Moving through the house, you will find a spacious kitchen/dining area with patio doors opening up to the rear garden. The kitchen is well-designed and offers ample storage space, while the dining area is perfect for hosting family meals or entertaining guests. The patio doors provide an abundance of natural light, creating a bright and airy atmosphere.

The ground floor also features a good-sized lounge with another set of patio doors that open up to the garden. This beautifully appointed lounge offers a comfortable space for relaxation,

with plenty of room for furniture and entertainment systems. The patio doors not only allow for natural light but also provide easy access to the outdoor space, perfect for enjoying sunny days or hosting garden parties.

Moving upstairs, you will find two spacious bedrooms, both offering ample space for furniture and storage. The bedrooms are bright and modern, providing a comfortable retreat for rest and relaxation. The neutral decor throughout the house allows you to easily personalize the space and make it your own.

The property also benefits from off-road parking, ensuring you have a secure place to park your vehicle. The secluded garden is another highlight of this detached house, providing a private outdoor space that is perfect for gardening, socialising, or simply enjoying the tranquility.

This impressive detached house, located in a popular Southwick address, offers the perfect opportunity to own a spacious and modern home in Brighton. The property's superb location, coupled with its stylish interiors and key features, make it a highly desirable investment for both families and professionals seeking a high-quality living space.

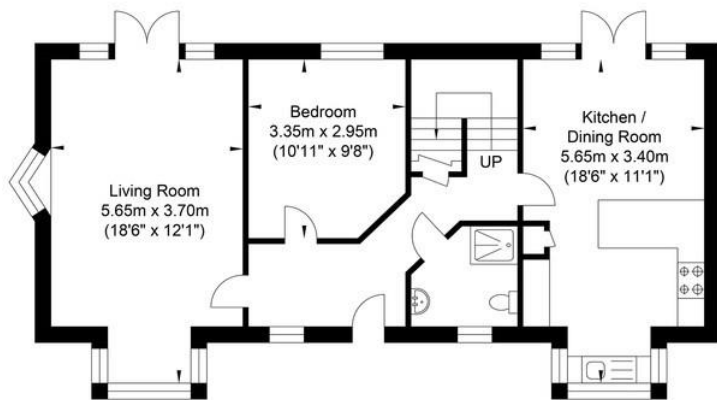
Don't miss out on the chance to own this stunning 3 bedroom detached house in the sought-after Southwick area of Brighton. Contact us today to arrange a viewing and see for yourself the potential this property has to offer.

Book your viewing today - 01273 661577.

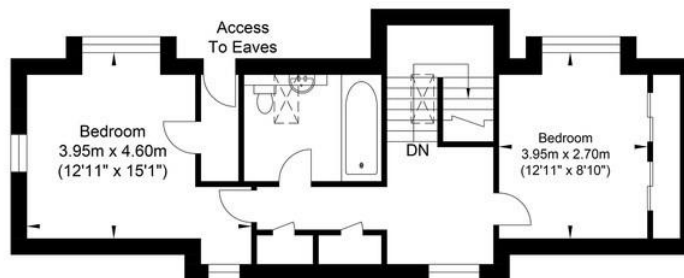




# Sandown Road, Southwick



Ground Floor  
Approximate Floor Area  
694.81 sq ft  
(64.55 sq m)



First Floor  
Approximate Floor Area  
465.32 sq ft  
(43.23 sq m)

Approximate Gross Internal Area = 107.78 sq m / 1160.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Freehold  
Council Tax - D  
\*\*Repair work to the foundations were carried out in 2020 with a 6-year Warranty - Please ask for further information.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 °C	89 °C



## Oakley

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We also have offices in:  
Lewes  
Brighton & Hove  
The London Office

## Property Video

Get in touch to book a viewing or valuation of your own property



Please note:

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