





Hyman Hill
Estate & Letting Agent

15 Oakapple Road, Southwick, BN42 4YL

Offers in Excess of £465,000
Freehold

01273 597730

- Immaculate family home
- Three good sized bedrooms
- Useable loft area
- Conservatory with solid roof
- Modern fitted kitchen with integrated appliances
- Fantastic 14' x 12' external gym/home office
- South west facing rear garden
- Easy access to the South Downs







ENTRANCE PORCH
Front door with obscured double glazed panels with matching double glazed window adjacent, wall mounted courtesy light, high gloss tiled flooring, obscured glazed internal oak door with glazed sidelight window leading to:

ENTRANCE HALL
Vertical chrome radiator, wall mounted 'Hive' central heating thermostat, stairs rising to first floor landing, oak flooring, internal oak doors giving access to:

LOUNGE/DINER
21' 8" x 12' 0" narrowing to 9' (6.6m x 3.66m) Dual aspect via double glazed window to front with bespoke fitted shutter blinds, double glazed south westerly aspect French doors to rear giving access to the double glazed conservatory, two chrome vertical radiators, electric log effect fire with feature polished stone surround, television point, continuation of oak flooring.

DOUBLE GLAZED CONSERVATORY
13' 10" x 9' 6" (4.22m x 2.9m) Triple aspect double glazed windows incorporating centralised French doors to rear overlooking and leading to the delightful south westerly aspect rear garden, vertical radiator, wall light point, power sockets, solid pitched roof.

FITTED KITCHEN
14' 10" x 8' 4" to front of fitted full height units (4.52m x 2.54m) Double glazed door to rear giving access to the rear garden. Newly fitted matching range of white high gloss fronted floor, drawer, full height and wall mounted units with LED under unit illumination incorporating; contrasting work surfaces having inset single drainer stainless steel sink unit with mixer tap and water filter, inset four ring ceramic induction hob with fitted stainless steel chimney hood extractor unit over and fitted stainless steel oven under, integrated eye level stainless steel microwave, integrated slimline dishwasher, integrated washing machine, integrated full height fridge with integrated full height freezer adjacent, wall mounted 'Vaillant' combination boiler housed in matching storage unit, access to under stairs storage cupboard housing fuse board and meters, chrome vertical radiator, glass upstands and hob splash-back, high gloss tiled flooring.

LANDING
Wooden ladder giving access to useable loft area, internal oak doors leading to:

BEDROOM ONE
12' 5" at widest point x 11' 9" (3.78m x 3.58m) Double glazed window to front with feature bespoke fitted shutter blinds, radiator, recessed shelved and hanging single wardrobe.

BEDROOM TWO
12' 5" x 8' 0" (3.78m x 2.44m) Double glazed window to rear with feature bespoke fitted shutter blinds offering outstanding south westerly chimney top views towards the sea, radiator, access to two single recessed wardrobes/storage cupboards.

BEDROOM THREE
8 ' 8" x 7' 0" (2.64m x 2.13m) Double glazed window to front with feature bespoke fitted shutter blinds, radiator, fitted over stairs storage cupboard.

BATHROOM
Obscured double glazed window to rear.
Contemporary newly fitted white suite with chrome fitments incorporating; panel enclosed bath with mixer tap and wall mounted shower above, fitted storage unit with wash hand and mixer tap , low level WC with concealed button cistern, wall mounted shaver socket, chrome heated ladder towel rail/radiator, part tiled walls, tiled flooring.

USEABLE LOFT AREA
Landing:
Large recessed storage cupboard, access to eaves storage, inset ceiling spotlighting, door to:

Useable Loft Area:
11' 0" x 9' 2"
Double glazed south westerly aspect Velux window to rear, inset ceiling spotlighting.

























SOUTH WEST FACING GARDEN

Boasting a favoured south westerly sunny aspect. Patio area leading from rear of property and extending to side. Artificial lawn laid for ease of maintenance having railway sleeper bound borders housing a variety of established flowers and shrubs. Further patio to rear of garden with large pond adjacent. Timber shed, outside water tap. Enclosed by panel fencing. Door giving access to:

GARDEN ROOM/OFFICE

This room offers fantastic versatility and provides an excellent space that can be continued to be used as a an office but also as a study, gym, home/work space i.e., beauty services, therapists, hairdressers etc (subject to any necessary consents) or for a teenager to simply hang out with friends!

Wooden stable door to front giving access to the rear garden. Window and panel glazed door to side. Power and light, wall mounted fuse board.

FRONT / OFF ROAD PARKING

Laid to block paving affording off road parking for several vehicles. Wall mounted EV charging point.



COUNCIL TAX BAND

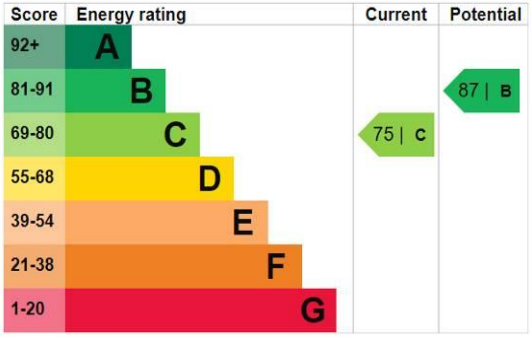
Tax band C £2,253.63 per annum (2026/2027)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council



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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 are 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

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Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.