



Holmbush Way, Southwick
Guided Price £475,000



Property Type: Chalet

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached Chalet
- Large Corner Plot Garden
- Off-Road Parking & Garage
- Versatile Living Accommodation
- Modern Kitchen Breakfast Room
- Downstairs Shower Room & First Floor Bathroom
- Feature South Facing Rear Garden
- Panoramic Sea Views
- Good School Catchment
- Popular North Southwick Location

We are delighted to offer for sale this spacious and extended four bedroom semi detached chalet bungalow benefitting from sea views on this large corner plot.

Conveniently situated close to the border of Shoreham and Southwick, with the centre of Southwick being close by having comprehensive shopping facilities and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately 1/2 mile away. Kingston Beach is approximately a mile away, whilst pleasant Downland walks and rides are close at hand. Additionally local schools Shoreham Academy and Holmbush Primary are also close by.





Pvcu obscure glass front door through to:-

SPACIOUS ENTRANCE HALL Comprising Karndean flooring, recessed lighting, coving, understairs storage cupboard, stairs to first floor landing, two built in cupboards with hanging rails and slatted shelving.

BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, carpeted flooring, single light fitting, coving.

SPACIOUS LOUNGE North aspect. Pvcu double glazed bay window with fitted shutter blinds, radiator, carpeted flooring, single light fitting, coving, bifolding doors leading in to:-

BEDROOM FOUR South aspect benefitting from distant sea views . Comprising pvcu double glazed window, carpeted flooring, single light fitting, coving.

DOWNSTAIRS SHOWER ROOM East aspect. Comprising obscure pvcu double glazed window, vinyl flooring, low flush wc, walk in shower cubicle with wall mounted Triton electric shower benefitting from fully tiled walls, recessed lighting, hand wash basin with mixer tap and tiled splash backs with vanity unit below, ladder style heated towel rail.

MODERN DUAL ASPECT KITCHEN BREAKFAST ROOM South and East aspect benefitting from panoramic distant sea views. Comprising pvcu double glazed windows, pvcu double glazed door leading out onto feature South facing rear garden, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring induction hob with extractor fan over, integrated eye level AEG oven and microwave, space and provision for appliances include fridge/freezer, dishwasher, washing machine and tumble dryer. Inset stainless steel sink unit with mixer tap and draining board, tiled splash backs, recess lighting, breakfast bar with seating for three, Karndean flooring, radiator.

DUAL ASPECT FIRST FLOORING LANDING East and South aspect benefitting from distant panoramic sea views. Comprising obscure pvcu double glazed window, pvcu double glazed window, carpeted flooring, single light fitting.

BEDROOM ONE South aspect benefitting from views from Portslade to Worthing. Comprising pvcu double glazed window, radiator, carpeted flooring, recess lighting, built in wardrobes with hanging rails and shelving, eaves access with single light fitting housing wall mounted Worcester boiler.

BEDROOM TWO North aspect benefitting from distant downland views. Comprising two Velux windows, eaves storage, recessed lighting, built in wardrobe with hanging rail and shelving.

BATHROOM North aspect. Comprising vinyl flooring, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, low flush wc, hand wash basin with contemporary mixer tap and vanity unit below, tiled splash backs, recessed lighting, ladder style heated towel rail.

FRONT GARDEN Paved area leading to lawned area having various mature shrub and plant borders benefitting from being brick wall enclosed.

FEATURE SOUTH FACING REAR GARDEN

Rear garden: Steps down to paved pathway leading to large paved area with raised decking area having a wooden Pergola over, leading onto two artificial lawned areas having various raised sleeper beds with further large decked area, benefitting from being fully fence enclosed. Rear access leading to garage & off-road parking.

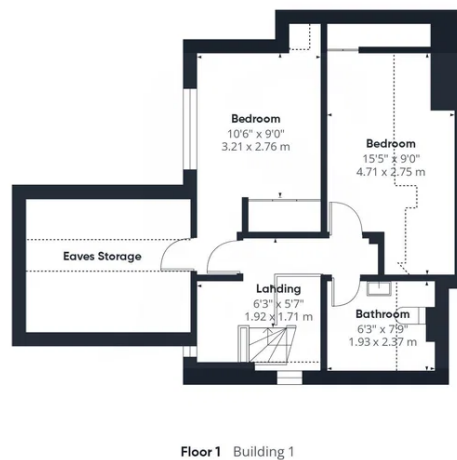
Side garden: Large paved area, green house, outside taps, side access benefitting from being fully fence enclosed.

GARAGE & OFF ROAD PARKING

Off road parking available for two vehicles.

Garage having an up and over door benefitting from power and lighting, three single glazed windows.





Approximate total area⁽¹⁾
 1309 ft²
 121.7 m²

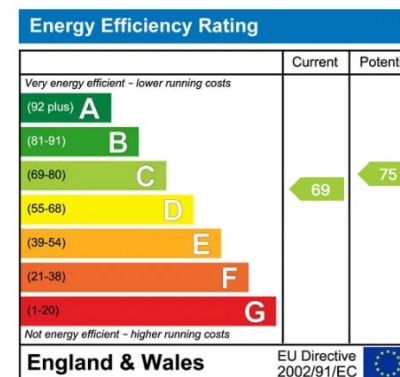
Reduced headroom
 71 ft²
 6.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.