



Upton Avenue, Southwick

Offers Over **£400,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three Bedrooms
- Garage With Electric Door
- Scope To Extend (Stnpc)
- Large South Facing Rear Garden
- Spacious Lounge
- No Onward Chain
- Sun Room/Dining Room
- Separate Wc
- Good School Catchment
- Close To The South Downs

We are delighted to offer for sale this spacious three bedroom detached bungalow in this popular Southwick location benefitting from generously size South facing rear garden.

Conveniently situated on the Southern slopes of the South Downs, just up from local shops in Windmill Parade and having good primary and secondary schools nearby. Within 1 mile South of the property there are comprehensive shopping facilities, cafes, bars, health centre, library and local Barn theatre in Southwick Square along with Southwick's railway station with links to both Brighton, London and to the West. Within 1 mile to the West you will find The Holmbush Centre, with Tesco, M&S, McDonalds & Next. Pleasant Downland walks are also close to hand.





Composite front door with obscured glass leading to :-

SPACIOUS ENTRANCE HALL Comprising ceiling light fitting, three storage cupboards with hanging rail and shelving, picture rail, carpeted flooring, loft hatch access.

LOUNGE North aspect. Comprising pvcu double glazed bay window, double radiator, recess into chimney breast, single pendant light fitting, coving.

SUN ROOM/DINING ROOM South East and West aspect. Comprising pvcu double glazed windows, further obscured glass windows, pvcu double glazed French doors out to rear garden, radiator, carpeted flooring, three wall mounted lights. Door to Bedroom Two. Door to Kitchen.

FITTED KITCHEN West aspect. Comprising obscured glass pvcu doubled glazed window, composite square edge work top with tiled splashbacks, range of matching base and eye level cupboards and drawers, inset stainless steel single drainer sink unit with mixer tap, integrated four ring gas hob, built in Bosch fan oven, space and provision for machine, space for fridge/freezer, cupboard housing Vaillant combination boiler, ceiling light fitting, laminate flooring.

BEDROOM ONE North aspect. Comprising pvcu double glazed windows into bay, double radiator, single light fitting, carpeted flooring.

BEDROOM TWO (Lounge) Comprising sliding door out to conservatory, radiator, carpeted flooring, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, single radiator, single pendant light fitting, carpeted flooring, built in storage cupboard with shelving.

SHOWER ROOM West aspect. Comprising obscured glass pvcu double glazed window, walk in shower cubicle with integrated shower, pedestal hand wash basin with mixer tap, part tiled walls, chrome ladder style heated towel rail, wood effect laminate flooring, ceiling light fitting.

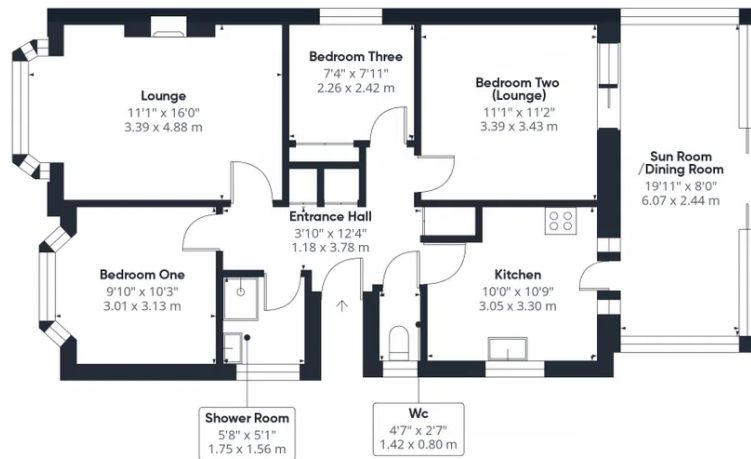
SEPARATE WC West aspect. Comprising obscured glass pvcu double glazed window, low flush wc, laminate flooring, ceiling light fitting.

FRONT GARDEN Shared drive leading to garage, patio area being dwarf wall enclosed

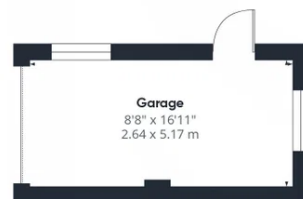
SOUTH ASPECT REAR GARDEN Steps leading down to large lawned area, leading onto patio, mature shrub and plant borders, archway leading through further garden area with storage shed. Gate to front.

GARAGE Having electric up and over door, window, wooden door to rear garden.





Ground Floor Building 1



Ground Floor Building 2

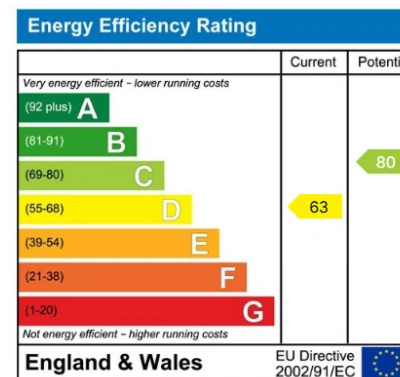


Approximate total area⁰¹
1015 ft²
94.4 m²

(1) Excluding balconies and terraces

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.