

SINNOTT GREEN

Sales &
Lettings



Downsway, West Sussex BN42 4WE
£450,000 Freehold

- Three Bedrooms
- 19 ft Lounge
- Dining Room
- Kitchen/Breakfast Room
- Bathroom & Cloakroom
- South West Garden
- Stunning Views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales		
	EU Directive 2002/91/EC	



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This super family home has STUNNING AND PANORAMIC VIEWS TOWARDS THE SEA, has been IMPROVED AND UPDATED and is offered in very good order. THREE BEDROOMS, 19ft lounge, KITCHEN/BREAKFAST ROOM with appliances, dining room, ground floor cloakroom, modern bathroom, SOUTH WEST FACING GARDEN, private drive

ENTRANCE HALL

via an oak front door, turned staircase to first floor, radiator,

CLOAKROOM

comprising of a wc with concealed cistern and vanity shelf, wash hand basin, frosted upvc double glazed window

LOUNGE

19'5 x 11'10 (5.92m x 3.61m)

feature fire place with cast iron inset and wood mantel, picture rail, radiator, laminate flooring, dual aspect upvc double glazed window and sliding patio door to the garden and with views towards the sea

KITCHEN/BREAKFAST ROOM

12' x 10'3 (3.66m x 3.12m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit. adjacent working surfaces with tiled surrounds, a range of units and shelving including pull out drawer with an inset knife and utensil drawer within, INSET FOUR RING INDUCTION HOB with EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, INTEGRATED DISHWASHER, space for fridge freezer, space for a table, tiled floor, upvc double glazed window,

INNER LOBBY

built in shelved larder cupboard, WALK IN UTILITY CUPBOARD with space and plumbing for a washing machine and a wall mounted gas fired combination boiler, door to

DINING ROOM

12'5 x 8'5 (3.78m x 2.57m)

laminate flooring, dual aspect upvc double glazed window with views towards the sea, upvc double glazed door to the garden

FIRST FLOOR LANDING

upvc double glazed windows at ground level and and half landing, built in double cupboard, loft access, doors to

BEDROOM ONE

12'2 x 11'10 (3.71m x 3.61m)

radiator, upvc double glazed windows with panoramic views towards the sea

BEDROOM TWO

12' x 9'3 (3.66m x 2.82m)

built in cupboard, radiator, upvc double glazed windows with panoramic views towards the sea

BEDROOM THREE

10'4 x 7' (3.15m x 2.13m)

radiator, upvc double glazed window

BATHROOM

comprising of a panelled bath with separate overhead shower, contemporary wash hand basin with shelf under, wc with concealed cistern, ladder style heated towel rail, part tiled walls, tiled floor, frosted upvc double glazed window

SOUTH WEST FACING REAR GARDEN

a good size, with a large area of decking, area of lawn and open aspect at the rear with views over Southwick and towards the sea

FRONT GARDEN

mainly hardstanding, that could provide off road parking for up to four vehicles, subject to consent to drop the kerb.

THE LOCATION

in a popular residential area within easy reach of local shops in Windmill Parade and just a few minutes drive to the Holmbush Shopping Centre. Both the A27 and the Old Shoreham Road are also within easy reach. Local buses provide regular services to Southwick Town centre and mainline railway station which is apprx 15 minutes walk

