



Springgate Road, Southwick

Guide Price **£800,000**





Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Impressive Landscaped West Facing Rear Garden
- Ground Floor Shower Room
- Solar Panelled Roofing
- Immaculately Presented Throughout
- Spacious Open Plan Kitchen/Dining Room
- Separate Snug/Lounge Area
- Full Width Bi-Folding Doors Out To Feature Rear Garden
- Modern First Floor Bathroom
- Close To Local Amenities
- Off Street Parking For Multiple Vehicles

We are delighted to offer for sale this unique and beautifully presented four bedroom detached house situated in this popular residential location.

The property is situated just North/East of the historic Southwick Green being within half a mile of Southwick Square which provides a good range of local shops, cafés, and everyday amenities including Doctors surgery, Library and local Barn Theatre with Community Centre, complemented by well-regarded schools and preschool nurseries. More comprehensive shopping facilities which include Tesco, M&S and Next can be found within half a mile to the West. Southwick railway station offers regular direct services to Brighton and Worthing and onwards to the West, while the nearby A27 and A23 provide swift road connections across Sussex and beyond.



Southwick is a popular coastal town in West Sussex, ideally positioned between Brighton and Shoreham-by-Sea, offering an excellent balance of seaside living, convenience, and strong transport links. Set at the foot of the South Downs, the town enjoys easy access to beautiful countryside walks while also being less than a mile from Kington Beach & Southwick Beach, making it ideal for those who enjoy an active outdoor lifestyle.



LARGE EXPOSED STORM PORCH Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising understairs storage cupboard, wall mounted Hive heating control panel, radiator, sunken spotlights, laminate flooring.

GROUND FLOOR WET ROOM North aspect. Comprising obscure glass pvcu double glazed window with fitted blind, hand wash basin with vanity unit below, walk in shower with integrated shower and shower attachment benefitting from being fully tiled, wall mounted heated towel rail, fully tiled walls, sunken spotlight, shelving, tiled flooring, extractor fan, underfloor heating.

DUAL ASPECT OPEN PLAN KITCHEN/DINING ROOM West and South aspect. Comprising pvcu double glazed bi-folding doors with fitted blind opening onto feature suntrap West facing rear garden, two pvcu double glazed windows with fitted blind, tiled underfloor heating, range of solid oak work surfaces with cupboards below and matching eye level cupboards, part tiled splash backs, inset single drainer sink unit with contemporary mixer tap, inset Bosch four ring induction hob with extractor fan over, matching integrated appliances include double oven, washing machine and dishwasher. Island with solid oak worksurfaces and cupboards below with two ceiling mounted contemporary light fittings over, pull out larder cupboard with shelving, space and provision for American style fridge/freezer and tumble dryer. Sunken spotlights, wall mounted contemporary ladder style radiator, wood burner, opening to:-

LOUNGE South aspect. Comprising pvcu double glazed window with fitted blind, tiled flooring with underfloor heating, sunken spotlights, recess shelving, feature coal effect gas fireplace with marble hearth, coving.

BEDROOM ONE East aspect. Comprising pvcu double glazed bay window with fitted blind, wall mounted contemporary radiator, feature fireplace, coving, picture rail, ceiling mounted fan light.

BEDROOM TWO East aspect. Comprising pvcu double glazed bay window with fitted blind, radiator, coving, sunken spotlights, ceiling mounted fan light.

FIRST FLOOR LANDING Comprising pvcu double glazed velux window, eaves storage space.

DUAL ASPECT BEDROOM THREE East and South aspect. Comprising pvcu double glazed velux window with fitted blind, feature floor to ceiling double glazed windows with fitted blinds, ceiling mounted fan light, sunken spotlights, radiator.

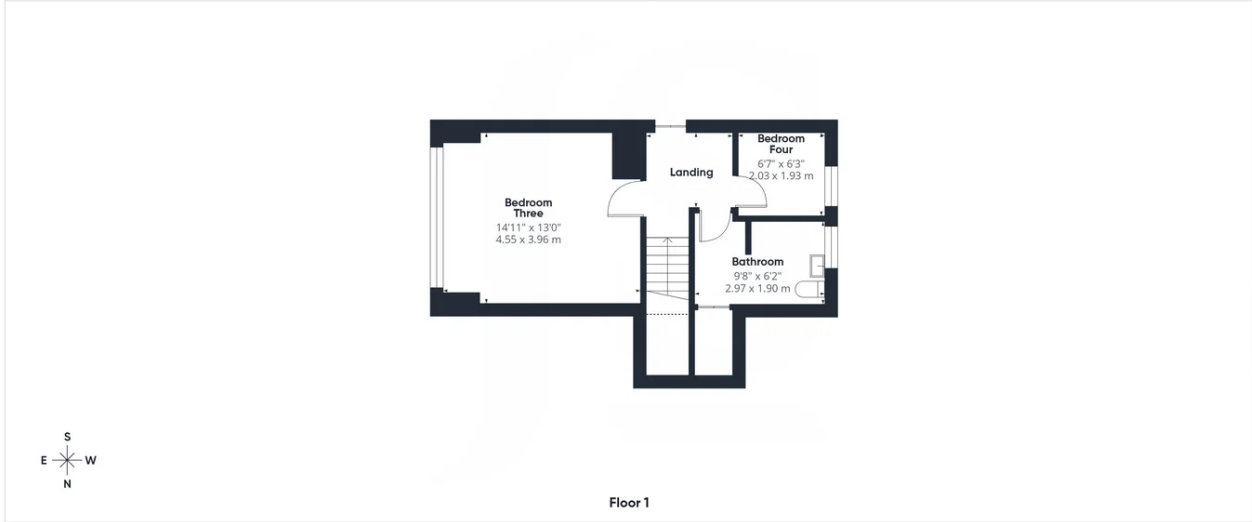
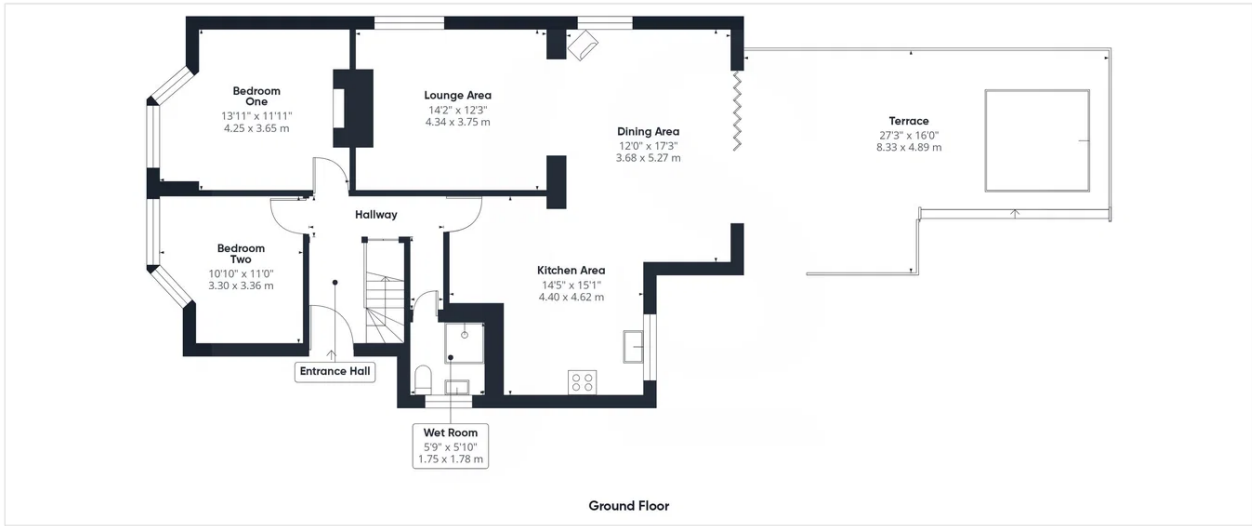
BEDROOM FOUR West aspect. Comprising pvcu double glazed window with fitted blind, radiator, sunken spotlight.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, panel enclosed bath having an integrated shower, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, tiled flooring, sunken spotlights, built in cupboard housing wall mounted Ideal combination boiler.

FRONT GARDEN Laid chip stone affording off road parking for approximately three vehicles, having mature shrub, tree and plant borders, palm tree, gate to side access, three wall mounted lights, being dwarf wall and fence enclosed.

WEST ASPECT SUN TRAP LANDSCAPED REAR GARDEN Raised composite decked area with inset 7 seater 32amp Jacuzzi with LED lighting, aluminum framed pergola over with retracting roof, stepping down onto chip stone leading onto large lawned area, further decked area with LED lighting, various mature shrub, tree and plant borders, palm trees, olive tree, external lighting, large storage unit, outside tap, wall mounted lights, wall mounted awning, being fence enclosed.





Approximate total area⁰¹
 1294 ft²
 120.3 m²

Balconies and terraces
 389 ft²
 36.1 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.