



Victoria Road, Southwick
£535,000



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

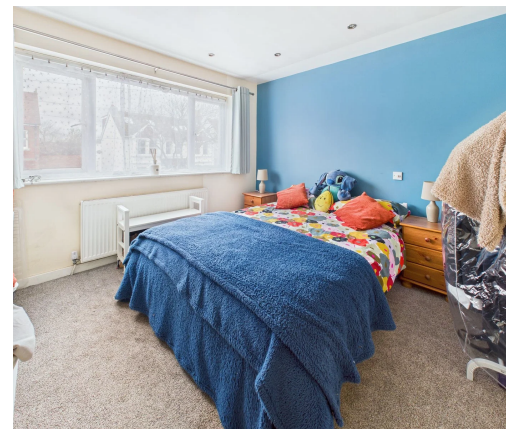
Tenure: Freehold

Council Tax Band: D

- Three Double Bedrooms
- Detached Family House
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Utility Room With Separate Wc
- Sun Trap South Facing Garden
- Off Road Parking For Multiple Vehicles
- Good School Catchment Area
- Close Proximity To Southwick Green
- Family Bathroom With Separate Shower

We are delighted to offer for sale this spacious three double bedroom detached family home situated in this desirable Southwick location.

Situated in a sought after residential area just off Southwick Green being conveniently located within walking distance of comprehensive shopping facilities in Southwick Square also with Doctors Surgery, Library and Community Centre. The Railway Station is a short walk away as is access to the lock gates leading to the beach.





Obscured glass composite door through to:-

SPACIOUS ENTRANCE HALL Comprising engineered oak wood flooring, radiator, recessed spotlights.

MODERN KITCHEN/BREAKFAST ROOM North/West aspect. Comprising glazed wooden double doors, pvcu double glazed window with fitted blind, matching range of fitted cupboards and drawers, square edge work surfaces with inset single drainer sink unit with mixer tap, tiled splashbacks, space for Cookmaster range style freestanding cooker with extractor fan over, integrated wine cooler, space for freestanding American style fridge/freezer, recessed spotlights, two wall lights, space for dining table with pendant light fitting over.

OPEN PLAN UTILITY AREA North/West aspect. Comprising pvcu double glazed window with fitted blind, wooden work top with inset butler sink and contemporary mixer tap, space and plumbing for washing machine and dishwasher, recessed spotlights, tiled flooring, door to:-

GROUND FLOOR WC//CLOAKROOM Comprising low flush wc, circular hand wash basin with mixer tap, feature panelled walls, recessed spotlights, tiled flooring.

SPACIOUS LOUNGE South/East aspect. Comprising bi-folding doors out to rear garden, door to lean to. Engineered oak wood flooring, radiator, two ceiling mounted light fittings with directable spotlights, open staircase to first floor.

LEAN TO South/East aspect. Comprising glazed windows, glazed door to rear garden,

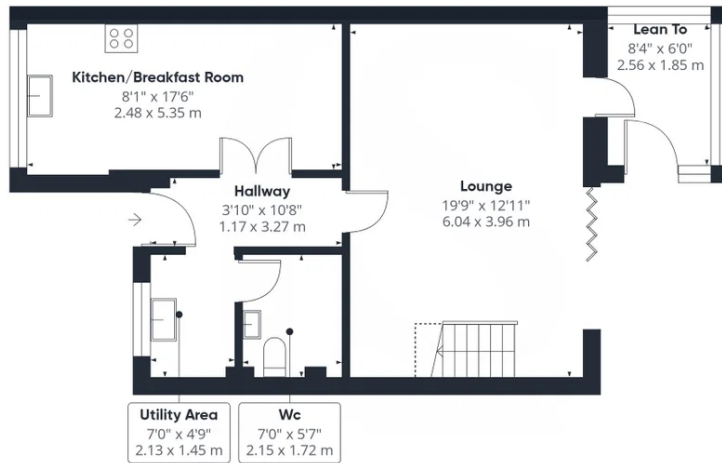
SPACIOUS FIRST FLOOR LANDING Comprising loft hatch access, carpeted flooring, airing cupboard with slatted shelving, wall mounted Worcester boiler. Ceiling mounted light fitting with directable spotlights.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed spotlights.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed spotlights.

FAMILY BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin with mixer tap, low flush wc, panel enclosed bath with tiled splashback, step in shower cubicle with wall mounted electric shower, fully tiled. Wall mounted heated ladder style towel rail, fully tiled walls, tiled flooring, ceiling light fitting.



Ground Floor



Floor 1



Approximate total area^m

1011 ft²

93.8 m²

Reduced headroom

15 ft²

1.4 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		83
(69-80) C		
(55-68) D	62	
(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 out 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.