



Old Barn Way, Southwick
£450,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedrooms
- Dual Aspect Lounge/Diner
- Modern Open Plan Kitchen
- Contemporary Family Bathroom
- Garden Outbuilding/Office
- Off Road Parking
- Good School Catchment Area
- Downstairs Wc/Utility Room
- Sun Trap Rear Garden
- Scope To Extend (Stnpc)

We are delighted to offer for sale this spacious and well presented three bedroom family home situated in this popular residential location with the added benefit of an outbuilding/garden office.

Conveniently situated in a quiet and popular residential location being within walking distance of the Leisure Centre and Southwick Recreation Ground and within $\frac{1}{4}$ of a mile of a small parade of shops on level ground. More comprehensive shopping facilities can be found in Southwick Square just under a mile away. Schools, buses, library, railway station and most other amenities are close at hand, whilst the Foreshore and South Downs are both easily accessible. Brighton is a few miles away to the East and the A27 and A23 are easily reached up the Benfield Valley.





Obscure glass front door through to:-

OPEN PLAN ENTRANCE HALL Comprising laminate flooring, stairs to first floor landing.

DUAL ASPECT OPEN PLAN LOUNGE/DINER Comprising pvcu double glazed window, pvcu double glazed double doors with fitted cat flap leading out to rear garden, laminate flooring, feature fireplace, two ceiling light fitting, opening through to:-

NEWLY FITTED KITCHEN Comprising pvcu double glazed window, square edge marble effect work surface with cupboards below, fitted range of eye level units, space for range style oven cooker with extractor fan over, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, wall mounted upstanding radiator, door through to:-

UTILITY ROOM/WC Comprising pvcu double glazed window, laminate flooring, space and plumbing for washing machine and dryer, wall mounted ladder style heated towel rail, low flush wc with hidden cistern set into vanity unit with sink and cupboards below, wall mounted Baxi boiler, spotlights.

FIRST FLOOR LANDING Comprising two pvcu double glazed windows, loft hatch access with pull down ladder.

BEDROOM THREE Comprising pvcu double glazed window, radiator, carpeted flooring, single ceiling light fitting.

BEDROOM ONE Comprising pvcu double glazed window, radiator, carpeted flooring, built in storage cupboard with further cupboard below, picture rail.

BEDROOM TWO Double aspect. Comprising three pvcu double glazed windows, radiator, carpeted flooring, built in wardrobe with further cupboard above, single ceiling light fitting.

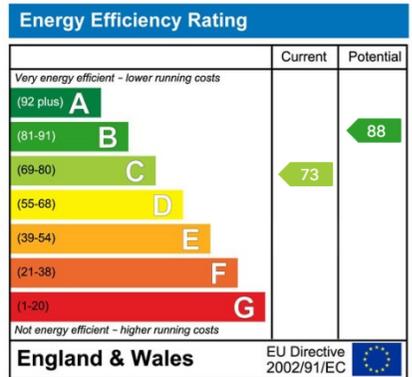
CONTEMPORARY BATHROOM Comprising two obscured glass pvcu double glazed windows, vinyl flooring, low flush wc, pedestal hand wash basin with mixer tap, panel enclosed bath with integrated shower over and telephone style mixer tap with additional shower attachment, part tiled walls, wall mounted ladder style heated towel rail, spotlights.

FRONT GARDEN Laid to paving providing off street parking, side access leading to rear garden.

FEATURE REAR GARDEN Being laid to paving leading onto lawned area with various trees, outside light, fence enclosed, separate brick built outside storage, gate to side access.

OUTBUILDING/GARDEN OFFICE Comprising pvcu double glazed double doors onto garden, pvcu double glazed window, laminate flooring, having power and lighting.





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.