

Prince Charles Close, Southwick

Guide Price **£400,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Mid Terrace House
- Off Road Parking
- Three Bedrooms
- Modern Kitchen
- Open Plan Lounge / Dining Room
- Downstairs WC
- Fitted Family Bathroom
- Popular Cul-de-sac Location
- Main Bedroom With Fitted Wardrobes
- Spacious Rear Garden

We are delighted to offer for sale this spacious three bedroom mid terrace house benefiting from a sun trap rear garden situated in this popular Southwick cul-de-sac.

Being just North of the Old Shoreham Road, Southwick, off of the Mile Oak Road. Access to the South Downs is just up the hill and within half a mile there are local shops at Windmill Parade. Further comprehensive shopping facilities can be find approximately 1 mile away in Southwick Square along with library, health centre and railway station.





Obscure pvcu double glazed composite front door leading through to:-

ENTRANCE HALL Comprising single light fitting with directable spotlights, radiator, laminate flooring, understairs storage cupboard, door through to:-

SEPARATE WC West aspect. Comprising obscure single glazed timber-framed window, low flush WC, hand wash basin, laminate flooring.

MODERN FITTED KITCHEN East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye-level cupboards, inset single drainer stainless steel sink unit with mixer tap, part-tiled splashbacks, space and provision for washing machine, fridge/freezer and dishwasher. Eye-level oven, four-ring gas hob with extractor fan over. Opening into:-

DUAL ASPECT OPEN PLAN LOUNGE / DINING ROOM
LOUNGE AREA: West aspect. Comprising pvcu double glazed window with fitted shutters, radiator, carpeted flooring, single light fitting with directable spotlights, dado rail.

DINING AREA: East aspect. Comprising pvcu double glazed windows and double doors leading out to conservatory, laminate flooring, radiator, dado rail, single light fitting with directable spotlights.

CONSERVATORY Space and provision for freezer and tumble dryer, wall-mounted light fitting, single glazed timber-framed double doors leading out onto the feature rear garden.

FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting with directable spotlights, fitted storage cupboard with hanging rail and shelving, over-stairs storage cupboard housing slatted shelving and hot water tank, loft hatch.

BEDROOM ONE West aspect. Comprising pvcu double glazed window with fitted shutters, radiator, dado rail, single light fitting, fitted sliding-door wardrobes with hanging rail and shelving.

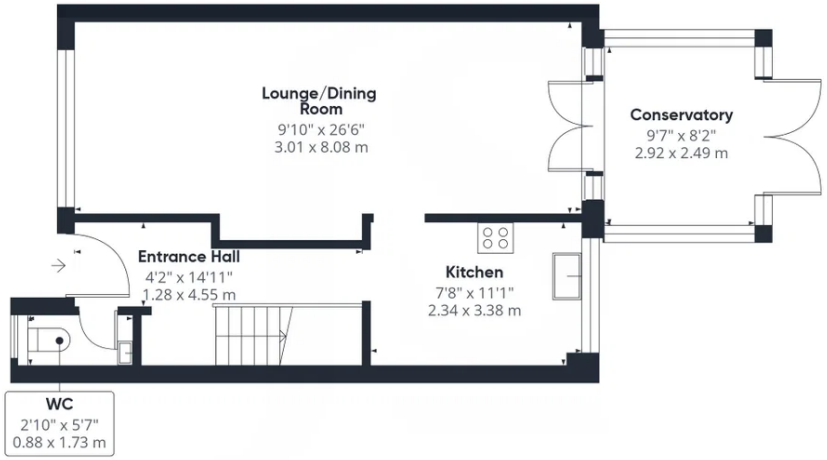
BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted shutters, radiator, carpeted flooring, single light fitting, dado rail.

BEDROOM THREE West aspect. Comprising pvcu double glazed window with fitted shutters, single light fitting, carpeted flooring.

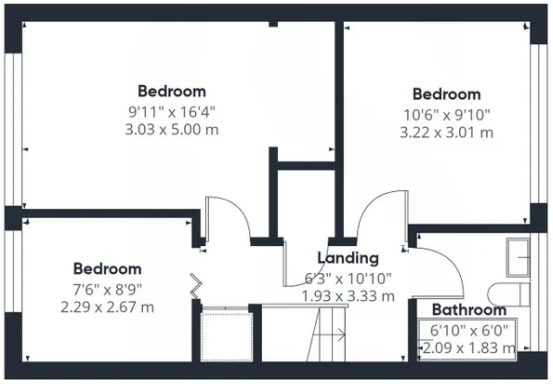
FAMILY BATHROOM East aspect. Comprising obscure pvcu double glazed window, fully tiled walls, panel enclosed bath with integrated shower attachment over, recessed lighting, low flush WC, pedestal hand wash basin with mixer tap, vinyl flooring, wall mounted heated towel rail.

FRONT GARDEN Tarmacked driveway affording off-road parking for approximately 2 vehicles, acritical lawn area, laid chip stone borders, outside light.

FEATURE REAR GARDEN Stepping out onto a large patio area with a tiled pathway extending to the end of the garden; raised lawned area with further patio area, benefitting from being fence enclosed. Timber-built storage shed, outside tap, gate to rear access.



Ground Floor





Floor 1

Approximate total area(1)

982 ft²

91.2 m²

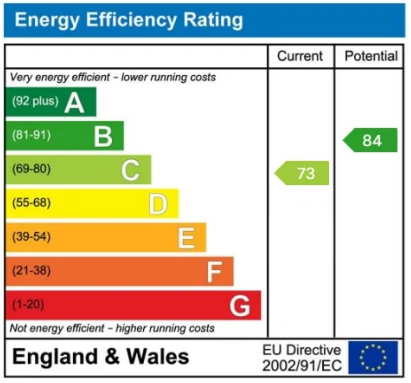
(1) Excluding balconies and terraces

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 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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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