



**The Broadway, Southwick**  
**Offers Over £375,000**





**Property Type:** End of Terrace House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

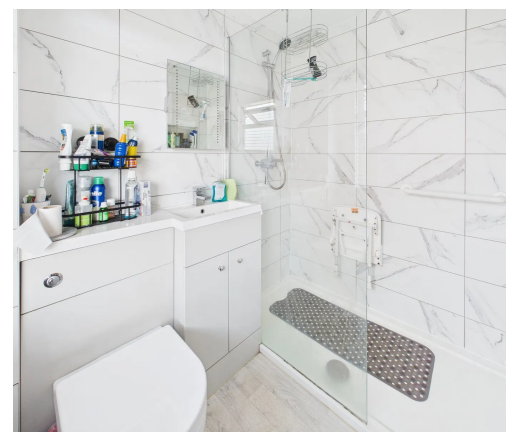
**Tenure:** Freehold

**Council Tax Band:** C

- Two Double Bedrooms
- Detached Studio/Converted Garage
- Double Aspect Lounge/Dining Room
- Short Walk To Southwick Square & Station
- Off Street Parking
- Spacious Kitchen
- Corner Plot
- Modern Fitted Shower Room
- Close To Local Amenities
- Inspection Advised

We are delighted to offer for sale this unique opportunity to acquire this spacious two bedroom end of terrace home situated on this corner plot benefitting from off street parking and detached studio/converted garage.

Conveniently situated on level ground on the corner of Milton Drive and Manor Hall Road. Comprehensive shopping facilities are available a short walk away in Southwick Square also having the benefit of a doctors surgery, library, Barn theatre and Community centre, Southwick Station is just a little further to the South. Good schools are nearby such as Eastbrook Primary School and Shoreham Academy. The foreshore is just over the lock gates offering cafes, walks and bike rides to Hove Lagoon, whilst the Holmbush Shopping Centre is approximately one and a half miles away.







**COVERED STORM PORCH** Obscure glass double glazed door through to:-

**SPACIOUS ENTRANCE HALL** West aspect. Comprising obscure glass pvcu double glazed window, original parquet flooring, radiator, stairs to first floor.

**SPACIOUS DOUBLE ASPECT LOUNGE/DINING ROOM** South and West aspect. Comprising large pvcu double glazed window with fitted blind, further pvcu double glazed window with fitted blind, original parquet flooring, radiator, hatch to Kitchen, recessed spotlights, coving.

**FITTED KITCHEN** North aspect. Comprising pvcu double glazed window, pvcu double glazed door to rear garden, roll edge laminate work surface with cupboards and drawers below with matching eye level cupboards, one and a half bowl stainless steel single drainer sink unit with mixer tap, inset gas hob with oven below and extractor fan over, hatch to lounge, part tiled splashbacks, tiled flooring, cupboard housing Vaillant boiler, wall mounted fuseboard.

**FIRST FLOOR LANDING** West aspect. Comprising pvcu double glazed window with fitted blind, loft hatch access, recessed spotlights.

**BEDROOM ONE** South aspect. Comprising pvcu double glazed window, radiator, built in cupboard with hanging rails, further built in cupboard with shelving, recessed spotlights, coving.

**BEDROOM TWO** South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, coving, recessed spotlights, two built in storage cupboards with hanging rails and shelving, coving.

**MODERN FITTED SHOWER ROOM** West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, large walk in shower cubicle with integrated shower, hand wash basin with vanity unit below, low flush wc with hidden cistern, wall mounted ladder style heated towel rail, fully tiled walls, vinyl flooring, recessed spotlights.

**DETACHED STUDIO/CONVERTED GARAGE** West aspect. Comprising pvcu double glazed window with fitted blind, two ceiling mounted strip lights, wall mounted Mitsubishi air conditioning unit, wall mounted fusebox, carpeted flooring.

**FRONT/SIDE GARDEN** Block paved pathway leading to front door, gate leading to rear garden, paved walkway leading to side of property onto large lawned area, being dwarf wall enclosed having mature privet hedge. Block paved area providing off street parking space.

**PATIO REAR GARDEN** Being laid to patio for ease of maintenance, gate to front garden, fence enclosed.







**Approximate total area<sup>(1)</sup>**  
880 ft<sup>2</sup>  
81.7 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

