

Cross Road, Southwick

Guide Price £485,000

Jacobs | Steel









Property Type: End of Terrace House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Four Bedrooms
- Extended End Of Terrace
- Main Bedroom With Ensuite
- Open Plan Lounge/Dining Room
- Off Road Parking
- Dual Aspect Kitchen
- 120ft Rear Garden
- Downstairs Wc
- Good School Catchment Area
- Close Proximity To Southwick Green

We are delighted to offer for sale this extended four bedroom end of terrace family home benefitting from off road parking and 120ft rear garden.

The property is situated just North/West 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 Kingston Beach & Southwick Beach, making it ideal for those who enjoy an active outdoor lifestyle.





Stained obscure glass wooden front door through to:-

ENTRANCE HALL Comprising laminate flooring, radiator, dado rail, feature ceiling cornicing, stairs to first floor.

DINING ROOM North/East aspect. Comprising pvcu double glazed window, solid wood flooring, radiator, feature fireplace, coving, single light fitting, double doors leading through to:-

SEPARATE LOUNGE South/West aspect. Comprising pvcu double glazed windows into bay, feature fireplace with tiled hearth, shelving and storage unit into recess, radiator, feature ceiling cornicing, single light fitting.

KITCHEN/BREAKFAST ROOM North/East and South aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with fitted range of cupboards and drawers, space for fridge, space for freezer, inset four ring electric hob with oven below and extractor fan over, space and plumbing for dishwasher, breakfast bar area with seating for three, upstanding radiator, door to rear garden. Door to:-

GROUND FLOOR WC South aspect. Comprising obscure glass pvcu double glazed window, radiator, low flush wc, hand wash basin, radiator, fully tiled walls, tiled flooring, recessed spotlights.

FIRST FLOOR SPLIT LEVEL LANDING Comprising dado rail, single light fitting, stairs to second floor.

BEDROOM FOUR North/East aspect. Comprising pvcu double glazed window into bay, laminate flooring, radiator, single light fitting.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, laminate flooring, panel enclosed bath with mixer tap and shower over, pedestal hand wash basin, low flush wc, wall mounted ladder style heated towel rail, fully tiled walls.

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

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window into bay, further pvcu double glazed window, radiator, carpeted flooring, coving, single light fitting.

SECOND FLOOR LANDING North/East aspect. Comprising pvcu double glazed windows with distant roof top views, single light fitting.

ENSUITE BEDROOM ONE North/East and South/West aspect. Comprising pvcu double glazed window, double glazed velux window, radiator, carpeted flooring, built in storage cupboard, eaves storage access, recessed lighting, door to:-

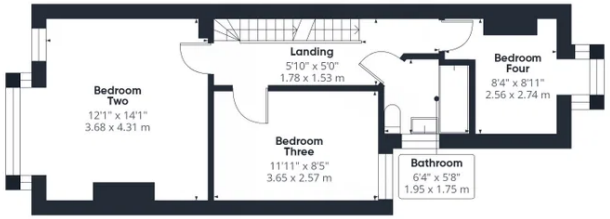
ENSUITE SHOWER ROOM South/West aspect. Comprising double glazed velux window, step in shower cubicle being fully tiled, hand wash basin with vanity unit below, low flush wc, ladder style heated towel rail, tiled flooring, extractor fan.

FRONT GARDEN Laid to block paving providing off street parking, various mature shrubs and bushes, path leading to front door.

FEATURE 120FT REAR GARDEN Large patio area with brick built raised flower beds, steps up to extensive lawned area having various mature shrubs, trees and bushes, raised patio area to the rear with two timber built sheds (one with fuse box and power point).



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1139 ft²

105.6 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

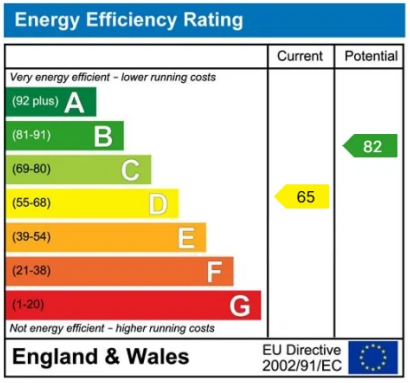
Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel