

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



5 Old Rectory Gardens Southwick BN42 4SQ

The Weatherill Property Group are very pleased to present this extended semi-detached family home with benefits including OFF STREET PARKING, a BEAUTIFUL SOUTH AND EAST FACING REAR GARDEN, open plan living, adjacent to a private road, very close to Shoreham College and all the amenities in Southwick Square.



Offers In Excess Of £550,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation is arranged over 2 floors and comprises: 3 double bedrooms, a bathroom, 2 separate wc's (one on each floor), an entrance hallway, a large through lounge/dining room, a kitchen and a conservatory spanning the back of the property providing excellent additional living space.

In terms of outside space the property has a discreet and private frontage courtesy of being set back from Kingston Lane. There is off street parking and a STUNNING SOUTH AND EAST FACING REAR GARDEN. The house is in excellent order throughout, has been well maintained and clearly looked after by the present owner.

The location is fantastic with transport links including Southwick Station and bus services. There are excellent local schools close by include Shoreham College and Shoreham Academy which has an Ofsted rating of 'Outstanding'. Southwick Square is within easy reach with its comprehensive shopping facilities including a Waitrose and a choice of cafes including a Flour Pot Bakery. There are plenty of open green spaces within the area and the Holmbush Centre with an M&S, Tesco Superstore and Next is also a short distance away.

- IMPRESSIVE EXTENDED FAMILY HOME
- 3 DOUBLE BEDROOMS
- BATHROOM & 2 SEPARATE WC'S - ONE ON EACH FLOOR
- A VERY LARGE THROUGH LOUNGE/DINING ROOM
- A KITCHEN WITH AN ADJACENT CONSERVATORY LINKING ALL THE LIVING SPACE

EPC

Energy Efficiency Rating

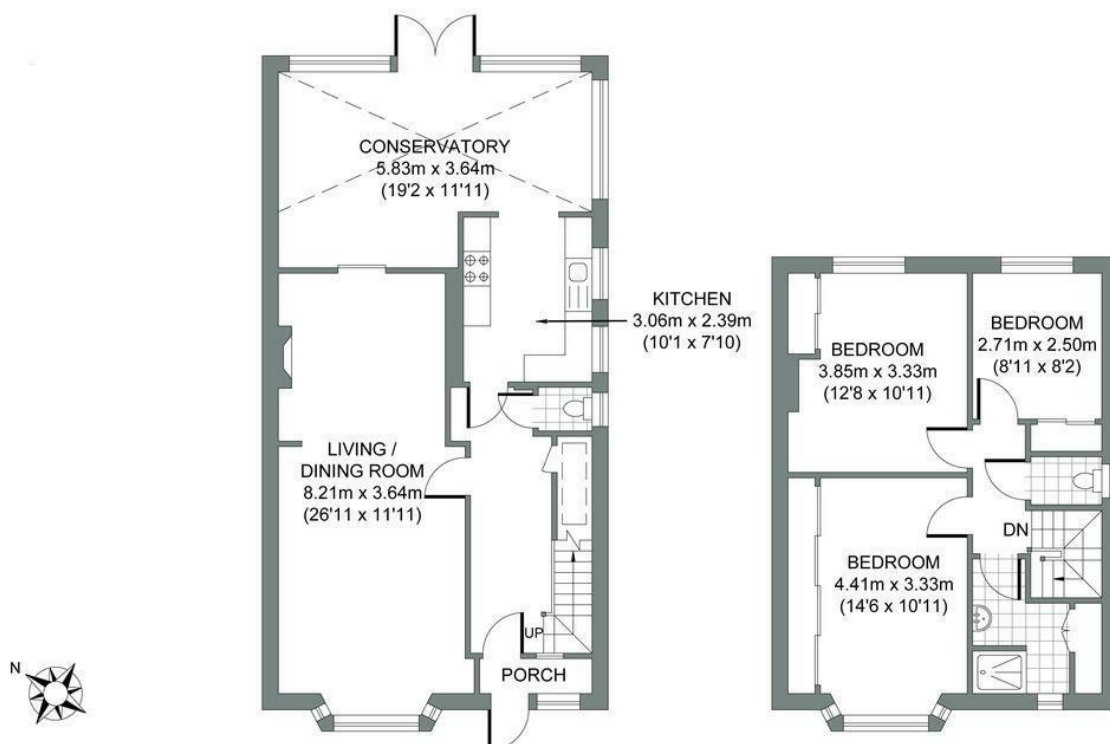
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
68.08 sq m / 732.81 sq ft

FIRST FLOOR
Approximate Gross Internal Area
46.28 sq m / 498.15 sq ft



OLD RECTORY GARDENS

Total Area : 114.36m² = 1230.96ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
© Weatherill Property Group