



The Gardens, Southwick

Offers Over **£425,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedrooms
- New Kitchen
- Open Plan Lounge/Kitchen
- Close To Southwick Station
- Short Walk To Southwick Square/The Green
- Mid Terrace Family Home
- Garden Room With Power & Lighting
- Close To Access To Southwick Beach
- Solar Panels

We are delighted to offer for sale this spacious three bedroom family home benefitting from sun trap rear garden with outbuilding/garden office.

Situated on level ground in a convenient residential location being within 1 mile of both Southwick Square and Boundary Road. Also within walking distance you will find Southwick train station offering links to Brighton and London as well as bus services to and around the coast, along with access to Southwick beach over the lock gates.





Pvcu double glazed door through to:-

ENCLOSED PORCH South aspect. Comprising obscured glass pvcu double glazed window, obscured glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising obscured glass pvcu double glazed window, radiator, tile effect vinyl flooring, single light fitting, stairs to first floor.

OPEN PLAN SOUTH FACING LOUNGE South aspect. Comprising pvcu double glazed window with fitted blind, built in cupboard housing Ideal gas boiler, feature fireplace with stone insert and hearth. Single light fitting, opening through to Dining area.

OPEN PLAN KITCHEN/DINER North aspect.

Kitchen Area: Comprising pvcu double glazed window with fitted shutter blinds, square edge work surfaces with matching contemporary base and eye level units, inset one and a half bowl butler style sinks with integrated work top drainer and mixer tap, inset four ring gas hob with extractor fan over, integrated eye level double oven, space and plumbing for washing machine & dishwasher, space for American style fridge/freezer, breakfast bar area with seating for two, recessed spotlights, tile effect vinyl flooring, two openings through to Dining Area.

Dining Area: Comprising two floor to ceiling pvcu double glazed windows, pvcu double glazed double doors out to rear garden, two radiators, single light fitting, recessed spotlights, tile effect vinyl flooring.

FIRST FLOOR LANDING Comprising single light fitting, carpeted flooring, loft hatch access.

BEDROOM ONE South aspect. Comprising pvcu double glazed window with fitted blind, radiator, carpeted flooring, full length floor to ceiling fitted wardrobe cupboards with sliding mirrored doors, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted roller blind, original wooden floorboards, single light fitting, range of fitted wardrobe cupboards with hanging rail and shelving, built in matching chest of drawers with shelving over, radiator.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted shutter blind, original wooden floorboards, radiator, single light fitting.

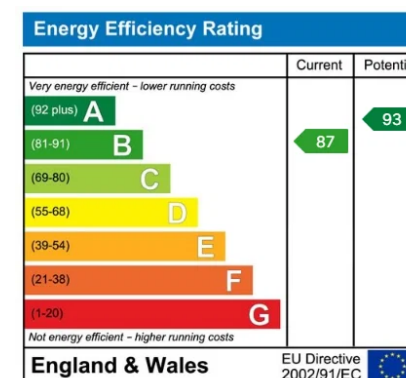
SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap, step in corner shower cubicle with integrated shower over with shower attachment, contemporary wall mounted heated towel rail, fully tiled walls, tiled flooring, recessed spotlights, extractor fan.

FRONT GARDEN Pathway leading to front door and onto lawn area, flower and shrub border, wall enclosed.

SUN TRAP REAR GARDEN Stepping out onto paved patio leading onto lawned area with feature block paved pathway leading to the rear, step up to raised patio area to with access to Garden room/office. Storage shed, various mature shrub and plant borders, fence enclosed.

GARDEN ROOM/OFFICE Comprising pvcu double glazed bi-folding doors out to rear garden, wood effect vinyl flooring, wall mounted electric radiator, four wall mounted light fittings, door to large storage cupboard. Door out to rear access.





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.