



Hadrian Avenue, Southwick
£495,000



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three/Four Bedrooms
- Separate Lounge/Ground Floor Bedroom
- Open Plan Lounge/Dining Room/Kitchen
- Modern Fitted Kitchen
- Versatile Living Accommodation
- Downstairs Shower Room & Family Bathroom
- Large Timber Built Shed
- Off Road Parking
- Sun Trap Rear Garden
- Good School Catchment Area

We are delighted to offer for sale this spacious three/four bedroom terraced house benefitting from spacious sun trap rear garden and off road parking, situated in this popular residential Southwick location.

Situated in this popular residential location being just over 10mins walking distance of a small parade of shops on Windmill Parade and within 1 mile of Southwick Square and Southwick Railway Station and also The Holmbush Centre to the west. Comprehensive shopping facilities can be found in the Shoreham Town Centre along with a Mainline Railway Station, Bars, Restaurants, and cafes.





Pvcu double glazed door through to:-

ENCLOSED STORM PORCH West aspect. Comprising pvcu double glazed window, obscure glass pvcu double glazed window, vinyl flooring, pvcu double glazed stained glass private door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, single light fitting, carpeted flooring, dado rail, stairs to first floor, wall mounted heating control panel, understairs storage cupboard with single light fitting, housing wall mounted fusebox and shelving.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed half bay window, carpeted flooring, dado rail, picture rail, single light fitting with feature ceiling rose.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Lounge Area: Comprising single light fitting with feature ceiling rose, dado rail, picture rail, carpeted flooring, radiator with attractive wooden surround, feature fireplace with tiled hearth, recessed cupboards and shelving, opening through to:-

Dining Area: East aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors leading out to feature rear garden, carpeted flooring, single light fitting, radiator with attractive wooden surround, opening into:-

Large Kitchen: East aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out to feature rear garden, vinyl flooring, two ceiling fan light fittings, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for five ring gas Rangemaster style oven/cooker with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, space and provision for undercounter fridge and freezer, dishwasher, washing machine, tumble dryer.

GROUND FLOOR SHOWER ROOM Comprising vinyl flooring, step up into shower cubicle with integrated shower and fully tiled walls. Recessed lighting, low flush wc, hand wash basin with vanity unit below, wall mounted bluetooth LED mirror, storage cupboard housing Ideal combination boiler and shelving. Extractor fan.

FIRST FLOOR LANDING Comprising double glazed stained glass window, dado rail, picture rail, loft hatch access.

MAIN BEDROOM East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, picture rail, fitted storage cupboards with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, picture rail, feature fireplace with tiled surround.

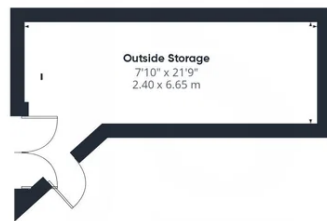
BEDROOM THREE West aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, picture rail, single light fitting.

MODERN FITTED FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over benefiting from part tiled walls. Low flush wc, hand wash basin with mixer tap and tiled splashbacks, ladder style heated towel rail, storage cupboard with shelving, recessed lighting, extractor fan.

FRONT GARDEN Being block paved affording off road parking for approximately two vehicles, dwarf wall enclosed with steps up to storm porch.

FEATURE REAR GARDEN Raised decked area leading onto lawned area, further decked area to the rear, rear access on to access road, timber built shed, various plant and shrub border, fence enclosed. Large timber built shed benefiting from power and lighting, having doors at the rear onto access pathway leading to front.





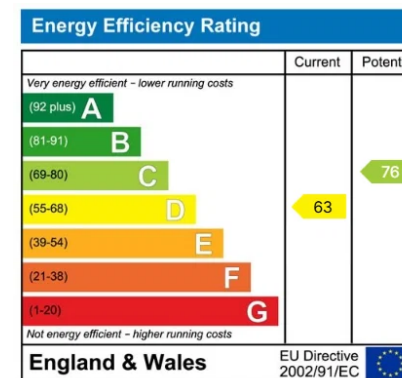
Approximate total area^m
 1351 ft²
 125.6 m²

(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.

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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.