



Old Rectory Gardens | Southwick | BN42 4SQ
Guide Price £875,000



We are delighted to offer for sale this spacious four/five bedroom detached family home benefitting from being refurbished throughout situated in this desired private road in Southwick.



Key Features

- Detached Four/Five Bedroom House
- Large Newly Fitted Kitchen
- Contemporary Family Bathroom
- Open Plan Kitchen/Dining Room/Lounge
- Utility Room
- Feature Main Bedroom With Dressing Area & Ensuite
- Large Plot On A Private Road
- Garage And Off Road Parking
- Newly Refurbished Family Home
- Popular Southwick Location



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

ENTRANCE HALL West aspect. Comprising pvcu double glazed window, contemporary radiator, herringbone flooring, recessed lighting, smoke detector, door to lounge, door to sung/bed 5, stairs to first floor.

SNUG/BEDROOM FIVE West aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

UTILITY ROOM North aspect. Comprising obscure glass pvcu double glazed window, laminate work surfaces with cupboards below, space and provision for washing machine and tumble dryer, inset stainless steel sink unit with mixer tap, cat flap, low flush wc, wall mounted Ideal combination boiler, contemporary radiator, laminate flooring, electric meters.

LARGE DUAL ASPECT OPEN PLAN LIVING/KITCHEN/DINING AREA.

Kitchen/Dining Area: East & South aspect. Comprising range of contemporary cupboards and drawers, integrated appliances include twin double oven, large fridge and freezer, dishwasher. integrated sink with drainer and mixer tap. Separate kitchen island with drawers, inset electric hob, breakfast bar area with seating space for four, herringbone flooring, smoke detector, led lighting, Sonos sound system, two contemporary upstanding radiators, large sliding doors out to feature rear garden, further pvcu double glazed window, opening through to:-

Lounge Area: South/West. Comprising recessed tv space, integrated feature fireplace, double glazed windows, two radiators, single light fitting, high ceilings.

FIRST FLOOR LANDING North aspect Comprising glass balustrade, large pvcu double glazed window, recessed lighting, smoke detector.

MAIN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap having vanity unit below, heated towel rail, acrylic shower cubicle with built in shower attachment over, freestanding bath with shower attachment, tiled flooring, part tiled walls, recessed lighting, extractor fan.

MAIN BEDROOM East aspect. Comprising feature floor to ceiling pvcu double glazed window overlooking rear garden, radiator, carpeted flooring, single light fitting, leading through to:-

DRESSING ROOM Comprising recessed lighting, hanging rails, door leading through to:-

ENSUITE Comprising obscure glass pvcu double glazed window, low flush wc, radiator. Currently in situ is a shower tray, having space and provision for shower attachment and plumbing for sink.

POTENTIAL BEDROOM FOUR East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, loft hatch access, door to landing and opening through to main bedroom.

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

BEDROOM TWO West aspect. Comprising pvcu double glazed bay window, radiator, single light fitting, carpeted flooring.

EXTERNAL

FRONT GARDEN Block paved providing off road parking for several vehicles.

FEATURE REAR GARDEN Large patio area stepping onto lawned area leading to decked area with various tree and plant borders, fence enclosed, space for hot tub.

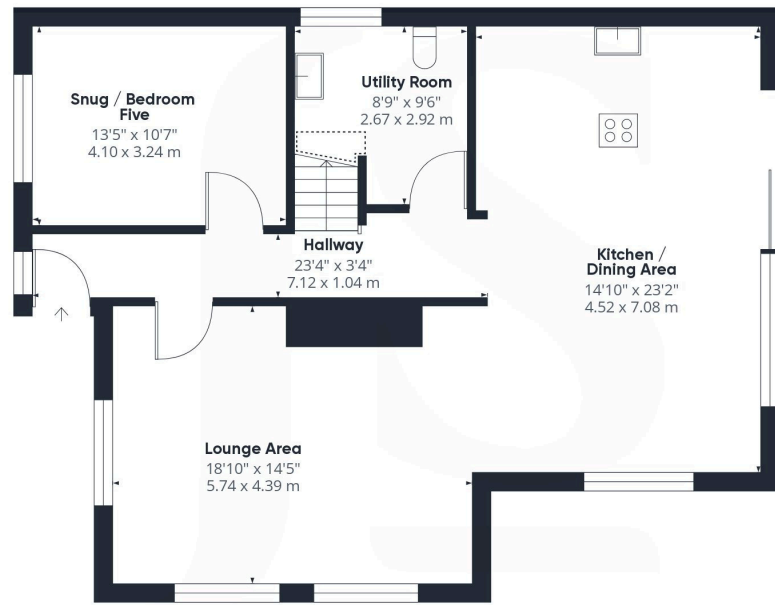
GARAGE With up and over door.

LOCATION

Conveniently situated just off Kingston Lane on the border of Shoreham and Southwick close to the old Hamlet of Kingston Buci. The centre of Southwick has comprehensive shopping facilities and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately ¾ mile away. Kingston Beach is ½ mile away, whilst pleasant Downland walks and rides are close at hand.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾
1974.56 ft²
183.44 m²

Reduced headroom
15.51 ft²
1.44 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqft)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.