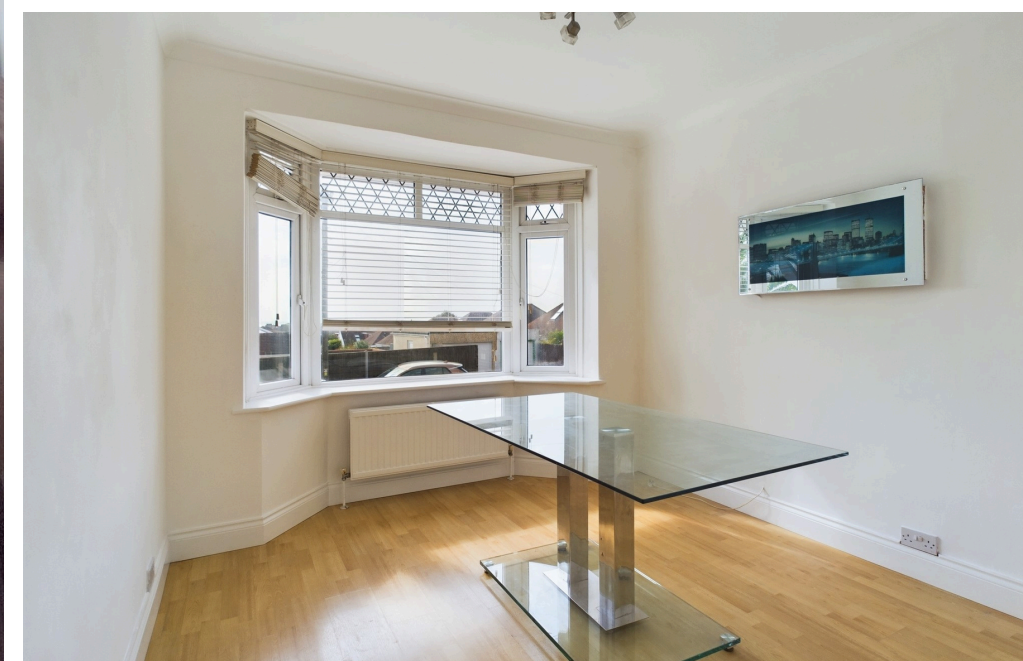




Eastbank | Southwick | BN42 4QL
Guide Price **£475,000 - £500,000**



We are delighted to offer for sale this beautifully presented four bedroom detached chalet bungalow situated in this sought after residential location being within easy reach of the South Downs



Property details: Eastbank | Southwick | BN42 4QL

Key Features

- Shoreham Academy Catchment Area
- Off Road Parking
- Garage
- Two Reception Rooms
- Modern Spacious Kitchen
- Versatile Accommodation
- Separate Wc
- Mains Fitted Smoke Alarms
- No Onward Chain
- Inspection Strongly Advised



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed door through to:-

INTERNAL STORM PORCH Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL/DINING ROOM Comprising pvcu double glazed window, two radiators, laminate flooring, built in mirrored wardrobes with hanging rail and shelving, understairs storage cupboard, sunken spotlights, coving.

SEPARATE WC Comprising obscure glass pvcu double glazed window, low flush wc, laminate flooring.

SOUTH FACING LOUNGE Benefitting from distant roof top and sea views. Comprising pvcu double glazed bay window, radiator, laminate flooring, coving, feature granite fireplace and hearth with fitted gas fire.

BEDROOM THREE South aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed bay window, radiator, coving, laminate flooring.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving.

MODERN DOUBLE ASPECT SPACIOUS KITCHEN North and West aspect. Comprising pvcu double glazed window, granite work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, space for range cooker with contemporary extractor fan over, inset single drainer sink unit with mixer tap, matching integrated appliances include dishwasher, washing machine & fridge/freezer, space for dryer, laminate flooring, sunken spotlights, coving, pvcu double glazed double doors with fitted cat flap leading out to rear garden.

MODERN GROUND FLOOR BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated shower with shower attachment, hand wash basin with vanity unit below, tiled flooring, fully tiled walls, wall mounted heated towel rail, extractor fan.

FIRST FLOOR LANDING Inset LED lights in stairs.

BEDROOM ONE East aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window, radiator, laminate flooring, sunken spotlights, range of built in wardrobes with hanging rail and shelving.

BEDROOM TWO East aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window, radiator, laminate flooring, range of built in wardrobes with hanging rail and shelving, further eaves storage cupboard, sunken spotlights.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having an integrated shower, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, tiled flooring, sunken spotlights, extractor fan.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately two vehicles, palm tree, outside tap.

REAR GARDEN Large paved area stepping up on to large lawned area having raised flower beds having various shrubs and plants, palm tree, two gates to side access.

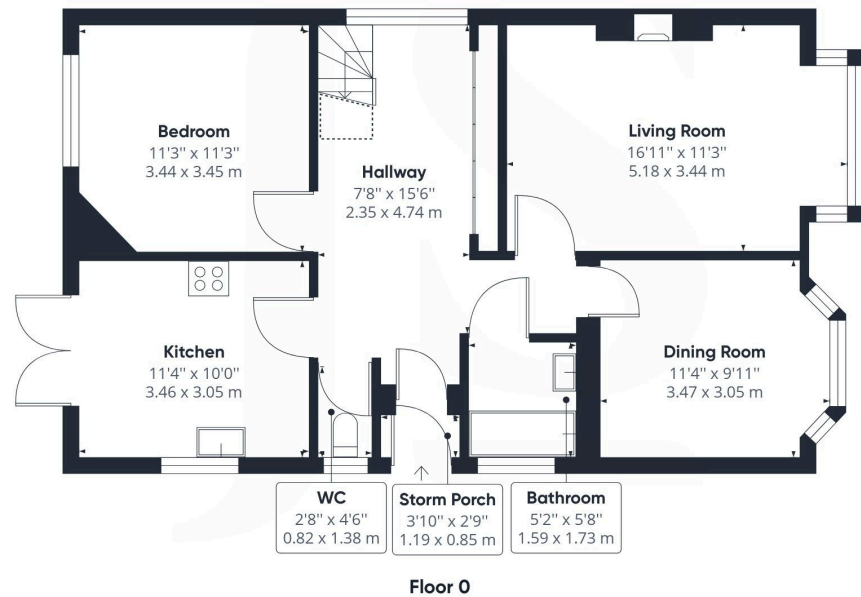
OVERSIZED DETACHED GARAGE Having an up and over door, benefitting from power and lighting.

LOCATION

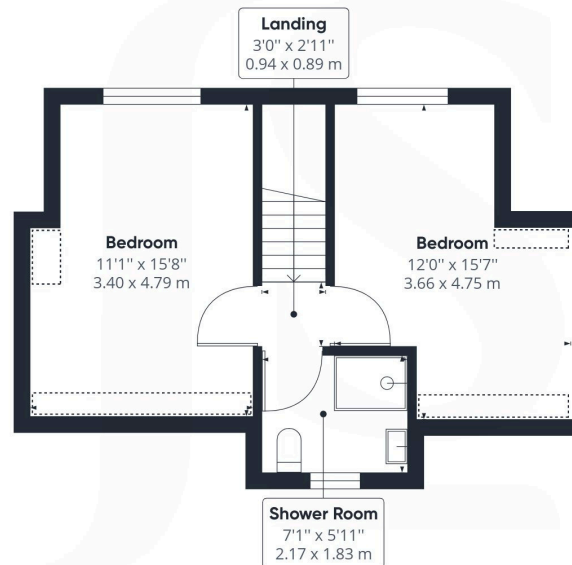
Situated in this popular North Southwick location being just over a mile of the Holmbush shopping centre, Tesco, M&S and Next Local shops can be found around the corner in Windmill Parade and Southwick Square/South Green is within 1 mile and with its comprehensive shopping facilities, library, health centre and railway station. Scenic Downland walks can be enjoyed that are within a few minutes walk away.



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⁾

1148.12 ft²
106.66 m²

Reduced headroom

43.40 ft²
4.03 m²

(1) 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1206 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.