



Old Shoreham Road | Southwick | BN42 4LP

£440,000





We are delighted to offer for sale this spacious three bedroom semi detached house situated in this convenient residential location.



# Key Features

- Shoreham Academy Catchment
- Garage
- Good Size Sun Trap Rear Garden
- Scope For Improvement
- No Ongoing Chain
- Lounge/Dining Room
- Sun Room
- Double Aspect Kitchen



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door through to :-

STORM PORCH Comprising pvcu double glazed windows, tiled flooring, pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising obscure glass pvcu double glazed window, radiator, dado rail, understairs storage cupboard housing gas and electric meters.

OPEN PLAN LOUNGE South aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, coving, opening to:-

OPEN PLAN DINING ROOM North aspect. Comprising two windows, radiator, recessed shelving, feature fireplace having an integrated gas fire, coving, door to:-

SUN ROOM East and North aspect. Comprising pvcu double glazed windows, wall mounted lighting, pvcu double glazed door leading out onto rear garden.

DOUBLE ASPECT SPACIOUS KITCHEN North and East aspect. Comprising three pvcu double glazed windows with roller blinds, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, part tiled splashbacks, provision for washing machine, dishwasher, space for fridge/freezer, walk in pantry with shelving and obscure glass pvcu double glazed window.

FIRST FLOOR LANDING Comprising loft hatch access, dado rail.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving also housing combi boiler.

BEDROOM TWO South aspect. Comprising pvcu double glazed bay window, radiator, fitted wardrobes with hanging rail and shelving, built in dressing table.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator.

SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, walk in shower cubicle having an integrated Mira shower being fully tiled and having grab rail, hand wash basin with vanity unit below, fully tiled walls, radiator, coving.

## EXTERNAL

FRONT GARDEN Paved walkway on to laid blue slate, fence enclosed, gate to side access.

GOOD SIZE SUN TRAP REAR GARDEN Large lawned area stepping up onto paved area leading onto further lawned area, having various mature shrub, tree and plant borders, timber built shed, greenhouse, outside tap, wall enclosed.

BRICK BUILT GARAGE Having an up and over door..

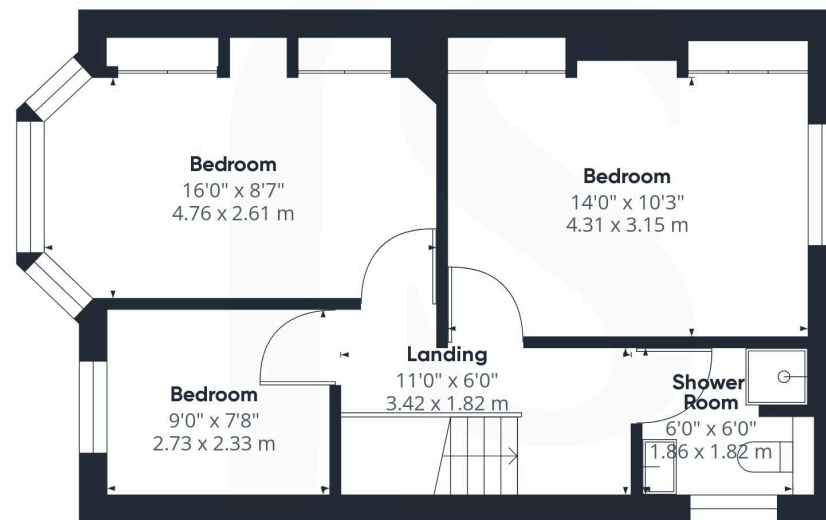
## LOCATION

Situated within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. Also within a mile to the West you will find Holmbush Shopping Centre with Tesco, Marks & Spencer's & Next along with Wadurs Swimming Pool and a parade of local shops.





Floor 0



Floor 1

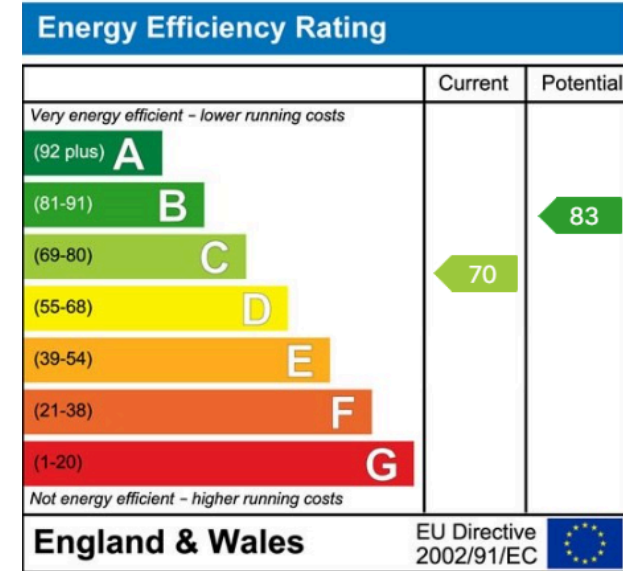


Approximate total area<sup>(1)</sup>  
1080.8 ft<sup>2</sup>  
100.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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: 1044 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.