



Cross Road | Southwick | BN42 4HF

£425,000



We are delighted to offer for sale this well extended three bedroom mid terraced house situated in this popular residential location.



Property details: Cross Road | Southwick | BN42 4HF

Key Features

- Ensuite Shower Room To Bedroom One
- Off Road Parking
- Two Bathrooms
- Two Reception Rooms
- Spacious Modern Kitchen
- Shoreham Academy Catchment Area
- Arranged Over Three Floors
- Period Features
- Close To Southwick Green



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed double doors through to:-

STORM PORCH Comprising tiled flooring, windows, front door through to:-

OPEN PLAN SPACIOUS LOUNGE South/West aspect. Comprising pvcu double glazed bay window, feature original working fireplace with marble hearth and tiled inserts, picture rail, dado rail, matching fitting cupboards, recessed shelving, wall mounted heating control panel, understairs storage cupboard.

OPEN PLAN DINING AREA Comprising window, recessed shelving, coving, radiator, fitted matching seating, large walk in storage cupboard having obscure glass pvcu double glazed window, picture rail.

OPEN PLAN SPACIOUS KITCHEN North/East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset stainless steels single drainer sink unit with mixer tap, space for oven/cooker with extractor fan over, part tiled splashbacks, space for fridge/freezer, provision for washing machine, space for dryer, slide door through pantry with shelving, tiled flooring, pvcu double glazed door leading out onto rear garden.

FIRST FLOOR LANDING

ENSUITE BEDROOM ONE South/West aspect. Comprising pvcu double glazed window, radiator, original feature cast iron fireplace, picture rail, coving, door to:-

ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having wall mounted electric Triton shower, wall mounted heated towel rail, low flush wc, pedestal hand wash basin, part tiled walls, sunken spotlights.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window, radiator, picture rail, original cast iron feature fireplace.

BATHROOM South/West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with shower attachment, wall mounted Triton electric shower, low flush wc, pedestal hand wash basin, shelving, fitted cupboard with slatted shelving, sunken spotlights, wall mounted heated towel rail.

SECOND FLOOR

BEDROOM THREE North/East aspect. Comprising double glazed velux window, two eaves storage cupboards, radiator, fitted cupboards with shelving, ceiling mounted directable spotlights, feature chimney breast.

EXTERNAL

FRONT GARDEN Large paved area affording off road parking for one vehicle, leading on to laid chipstone having various plant and shrub borders, palm tree.

COURTYARD REAR GARDEN Large block paved area, fence and wall enclosed, fence to rear access, outside tap.

LOCATION

Ideally situated off of the historic Southwick Green with its interesting listed buildings and also within a few hundred yards of comprehensive shopping facilities in Southwick Square and Southwick Railway Station. Further shopping facilities are available at the Holmbush Centre (Approx 1.2 mile N/W) whilst Kingston Beach is approx 3.4 mile distant. Brighton and Worthing are to the East and West respectively. Whilst the centre of Shoreham is approximately 1 ½ miles away.



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



JS

Approximate total area⁽¹⁾
 1070.58 ft²
 99.46 m²

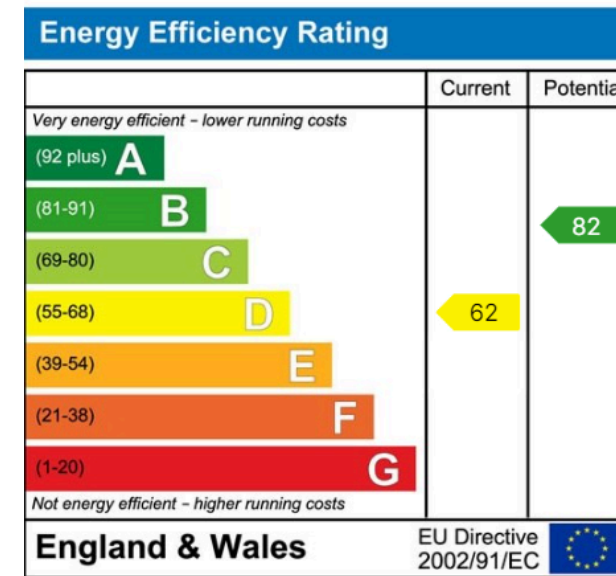
Reduced headroom
 11.48 ft²
 1.07 m²

(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



Property Details:

Floor area (as quoted by EPC: 1119 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.