



Old Shoreham Road | Southwick | BN42 4LR

Offers Over £475,000







We are delighted to offer for sale this well extended four bedroom semi detached house arranged over three floors, situated in this convenient residential location.





# Key Features

- Ensuite Bedroom
- Conservatory
- Modern Open Plan Kitchen Diner
- Separate Lounge
- Shoreham Academy Catchment Area
- Three Outbuildings With Power And Lighting
- Mature Good Size Garden Sun Trap Rear Garden
- Versatile Accommodation



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising pvcu double glazed windows, tiled flooring, private front door with feature leaded light stained glass window through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted heating control panel, feature double glazed circular window, understairs storage cupboard, understairs utility cupboard with provision for washing machine, space for dryer. Laminate flooring, picture rail, radiator.

SEPARATE LOUNGE South aspect. Comprising pvcu double glazed bay window fitted roller blinds, laminate flooring, feature fireplace having an inset electric fire, two wall mounted lights, further window picture rail, radiator.

OPEN PLAN KITCHEN/DINING ROOM Comprising window, radiator, fireplace having an inset wood burner with tiled hearth, solid oak work surfaces with cupboards below, matching eye level cupboards, inset four ring induction hob with extractor fan over, matching integrated oven/cooker, inset one and a half bowl sink unit with mixer tap, part tiled splashbacks, matching integrated dishwasher, matching integrated freezer, sunken spotlights, contemporary ceiling mounted lights, breakfast bar with seating for two, space for American style fridge/freezer. Doors through to:-

TRIPLE ASPECT SUN ROOM North, East and West aspect. Comprising two skylights, pvcu double glazed windows, radiator, tiled flooring, sunken spotlights.

FIRST FLOOR LANDING Comprising obscure glass pvcu double glazed window, two wall mounted lights.

BEDROOM ONE South aspect. Comprising pvcu double glazed bay window with secondary glazing, radiator, sunken spotlights, fitted mirrored wardrobes with hanging rail and shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, sunken spotlights, two fitted wardrobes with hanging rail and shelving.

BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted roller blind, laminate flooring, built in mirrored wardrobe with hanging rail and shelving, picture rail.

MODERN BATHROOM South aspect. Comprising obscure glass pvcu double glazed window with fitted blind, panel enclosed bath having an integrated shower over being fully tiled, hand wash basin with vanity unit below, low flush wc, part tiled walls, sunken spotlights, wall mounted Dimplex heater, extractor fan.

## INTERNAL Continued...

SECOND FLOOR LANDING Comprising velux window, sunken spotlights.

ENSUITE BEDROOM FOUR North and South aspect. Comprising double glazed velux window with pull down blind, two radiators, pvcu double glazed window, eaves storage cupboard, built in wardrobe with hanging rail and shelving. Door to:-

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, fitted shower cubicle being fully tiled having an integrated shower, wall mounted heated towel rail, sunken spotlights, extractor fan, low flush wc, hand wash basin with vanity unit below, two wall mounted lights.

## EXTERNAL

FRONT GARDEN Dropped down kerb to large paved area affording off road parking for approximately one/two vehicles, gate to side access.

FEATURE SUN TRAP REAR GARDEN Large decked area with covered pergola having feature pond with built in filters and rockery, bridge stepping over to paved walkway leading onto large lawned area having various mature shrub, tree and plant borders, selection of palm trees.

THREE OUTBUILDINGS All benefitting from having power and lighting.

## 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.







**Approximate total area<sup>(1)</sup>**  
 1350.22 ft<sup>2</sup>  
 125.44 m<sup>2</sup>

**Reduced headroom**  
 34.12 ft<sup>2</sup>  
 3.17 m<sup>2</sup>

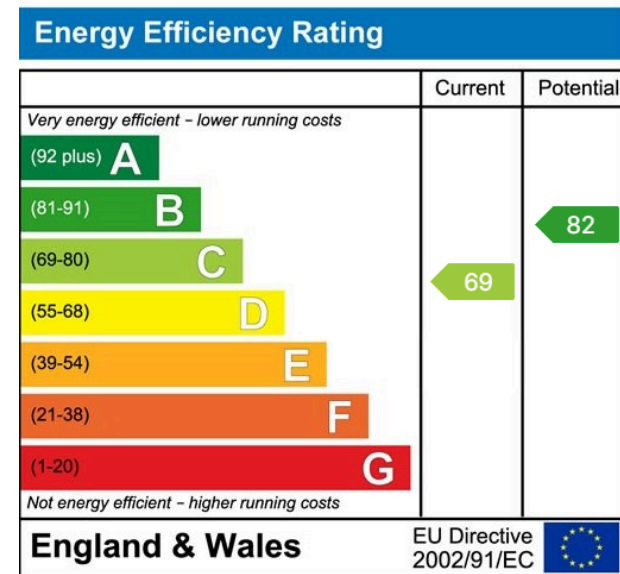
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 1453 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.