



Hadrian Avenue | Southwick | BN42 4LJ

Offers Over £625,000



We are delighted to offer for sale this spacious and extended five bedroom semi detached chalet bungalow situated in this popular Southwick location.



Key Features

- Five Bedroom Semi Detached Chalet
- Two Reception Rooms
- Modern Kitchen
- Contemporary Bathroom And Shower Room
- Sun Trap Rear Garden
- Spacious Lounge
- Off Road Parking
- Detached Studio
- Good School Catchment Area
- Versatile Living Accommodation



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Obscure glass double glazed composite front door through to:-

ENTRANCE PORCH Comprising laminate flooring, radiator, single light fitting, wooden door through to:-

ENTRANCE HALL Comprising laminate flooring, wall mounted light fitting, recessed lighting, understairs storage cupboard with fish tank and shelving.

MODERN KITCHEN North and East aspect. Comprising pvcu double glazed windows, laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, space for seven ring rangemaster oven/cooker with extractor fan over, tiled splashbacks, matching integrated dishwasher & washing machine, space and provision for under counter fridge and freezer, matching eye level cupboard housing Ideal combination boiler, laminate flooring, recessed lighting, opening onto:-

DUAL ASPECT DINING ROOM North and East aspect. Comprising pvcu double glazed windows, bi-folding doors out onto sun trap feature rear garden, two wall mounted light fittings, recessed lighting, feature skylight, two modern contemporary radiators, opening through to:-

LOUNGE AREA Comprising radiator, laminate flooring, recessed lighting, single light fitting.

GROUND FLOOR BEDROOM FOUR West aspect. Comprising pvcu double glazed bay window with fitted shutters, laminate flooring, single light fitting, radiator.

GROUND FLOOR BEDROOM FIVE West aspect. Comprising pvcu double glazed bay window with fitted shutters, radiator, laminate flooring, single light fitting.

FAMILY SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, recessed lighting, heated towel rail, low flush wc, hand wash basin with mixer tap, walk in shower cubicle with power jet shower and led lights.

FIRST FLOOR LANDING West aspect. Comprising velux window with distant downland views, doors through to eaves storage.

MAIN BEDROOM East aspect. Comprising pvcu double glazed windows, radiator, laminate flooring, recessed lighting.

BEDROOM TWO West aspect with distant downland views. Comprising velux window, laminate flooring, recessed lighting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, laminate flooring, radiator, recessed lighting.

SPACIOUS MODERN FAMILY BATHROOM East aspect. Comprising velux window, tiled flooring, heated towel rail, panel enclosed bath shower attachment, recessed lighting, extractor fan, low flush wc, hand wash basin with mixer tap, tiled splashbacks, part tiled walls.

EXTERNAL

FRONT GARDEN Laid to block paving, providing off street parking for multiple vehicles, double wooden gates to side access, providing further off street parking space.

SUN TRAP REAR GARDEN Stepping out onto large patio area leading onto large lawned area have timber built pergola, leading further onto rubber playground area, two timber built outbuildings with power and lighting, gate to side access, fence enclosed.

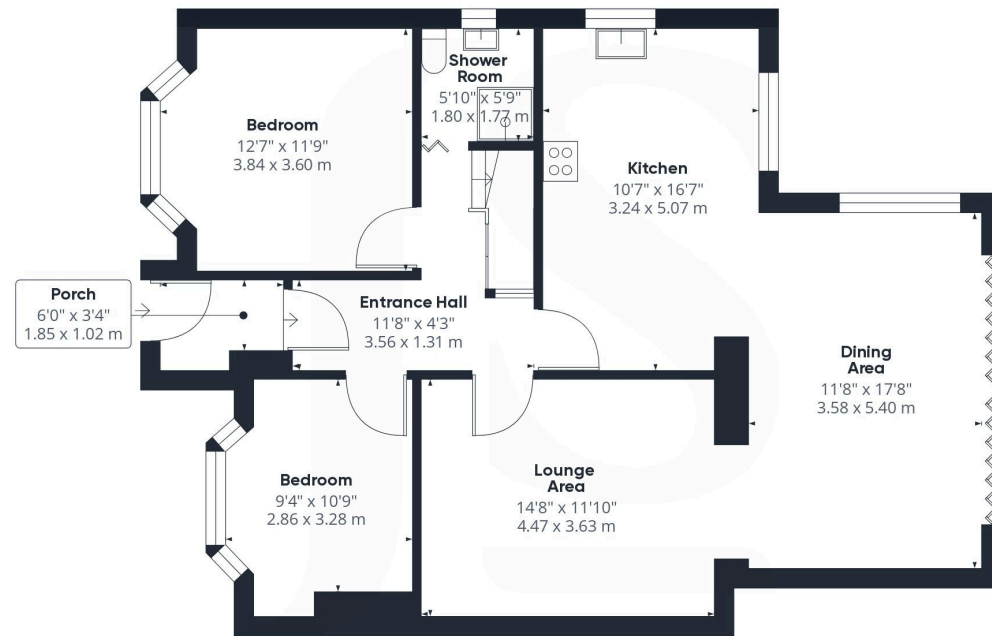
STUDIO (Potential Annexe - Stnpc) Comprising three pvcu double glazed windows, two pvcu double glazed doors, work surfaces with cupboards below, inset eye level double oven, space for countertop stove having extractor fan over, space for washing machine, breakfast bar with shelving and seating for one, space for freestanding fridge/freezer, potential space for shower room. Recessed lighting, single wall light, loft hatch access. Carpeted flooring and laminate flooring.

LOCATION

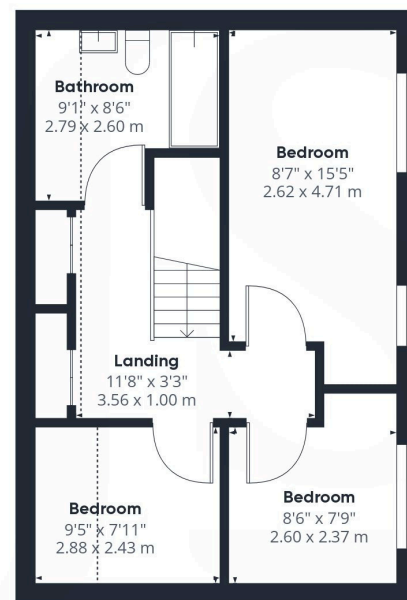
Situated in this popular residential location being just over 10mins walking distance of a small parade of shops on Windmill Parade and within 1 mile of Southwick Square and Southwick Railway Station and also The Holmbush Centre to the west. Comprehensive shopping facilities can be found in the Shoreham Town Centre along with a Mainline Railway Station, Bars, Restaurants, and cafes.



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



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1383.7 ft²
 128.55 m²

Reduced headroom
 54.57 ft²
 5.07 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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: 1313qft)

Tenure: Freehold

Council tax band: C

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.