



Orchard Close | Southwick | BN42 4NJ

Offers Over £475,000



We are delighted to offer for sale this well presented and extended semi detached house situated in this popular cul-de-sac location.



Key Features

- Off Road Parking
- Spacious Double Aspect Lounge
- South Facing Garden
- Extended Kitchen/Dining Room
- Overlooking Open Space
- Ground Floor Wc
- Good School Catchment Area
- Inspection Advised



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Private front door through to:-

ENTRANCE HALL Comprising understairs storage cupboard, tiled flooring, radiator with attractive wood surround, wall mounted light.

INTERNAL HALLWAY

OPEN PLAN DINING AREA Comprising two radiators, coving.

GROUND FLOOR CLOAKROOM Comprising obscure glass pvcu double glazed window, low flush wc, tiled flooring.

DOUBLE ASPECT LOUNGE East and North aspect. Comprising pvcu double glazed windows with fitted blinds, two radiators, sunken spotlights.

KITCHEN / DINING ROOM South aspect. Comprising three pvcu double windows, pvcu double glazed double doors leading out onto South facing rear garden, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space for range cooker with extractor fan over, matching integrated dishwasher, space for fridge/freezer, wall mounted contemporary ladder style radiator, two pvcu double glazed skylights.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, obscure glass pvcu double glazed window.

BEDROOM ONE North aspect. Comprising two pvcu double glazed windows with fitted blinds, radiator.

BEDROOM TWO South aspect with pleasant views over Southwick Recreation Ground. Comprising pvcu double glazed window with fitted blind, radiator.

DOUBLE ASPECT BEDROOM THREE East and North aspect. Comprising two pvcu double glazed windows with fitted blinds, radiator.

SOUTH ASPECT BATHROOM Comprising smoked glass pvcu double glazed window, panel enclosed bath with shower attachment over, separate shower cubicle having an integrated shower being fully tiled, low flush wc, built in cupboard with slatted shelving, hand wash basin, tiled flooring, part tiled walls, wall mounted heated towel rail, sunken spotlights.

EXTERNAL

FRONT GARDEN Comprising large block paved area, off road parking for two vehicles having various shrub and plant borders, fence enclosed, outside light, external power point.

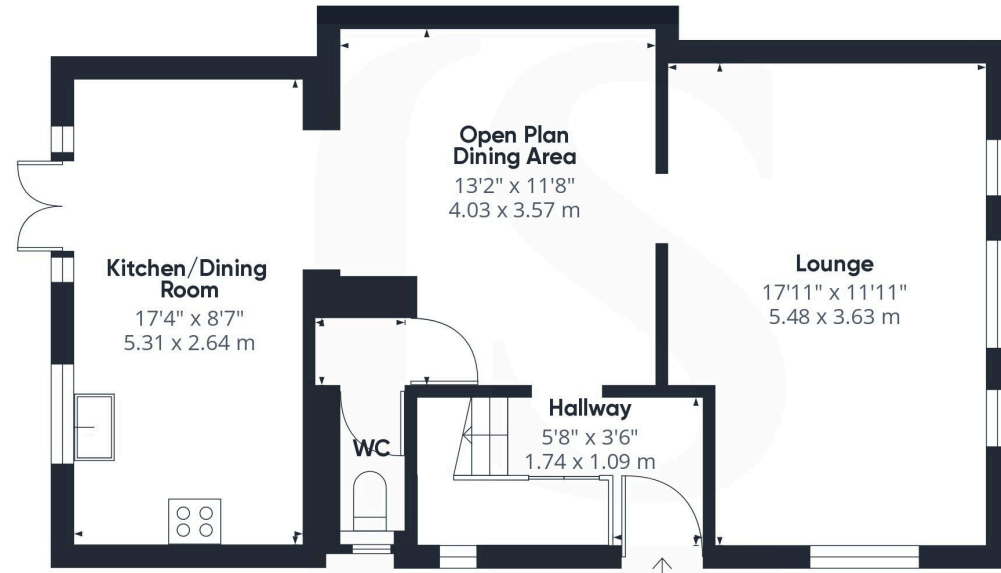
SOUTH FACING REAR GARDEN Large paved area leading onto raised decked area having various shrub and plant borders, outside light, gate to side access, timber built shed, external power points, fence enclosed, three wall mounted lights, wall mounted wind up awning.

LOCATION

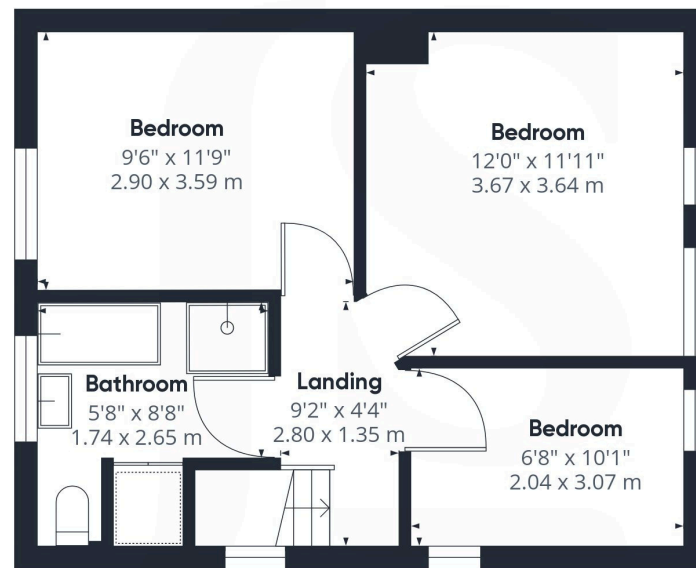
Conveniently situated on level ground just off Manor Hall Road and around the corner from Southwick recreation ground. Comprehensive shopping facilities are available a short walk away in Southwick Square with Southwick Station just a little further. Good schools are nearby such as Eastbrook Primary School and Shoreham Academy. The foreshore is just over the lock gates offering cafes, walks and bike rides to Hove Lagoon, whilst the Holmbush Shopping Centre is approximately one and a half miles away



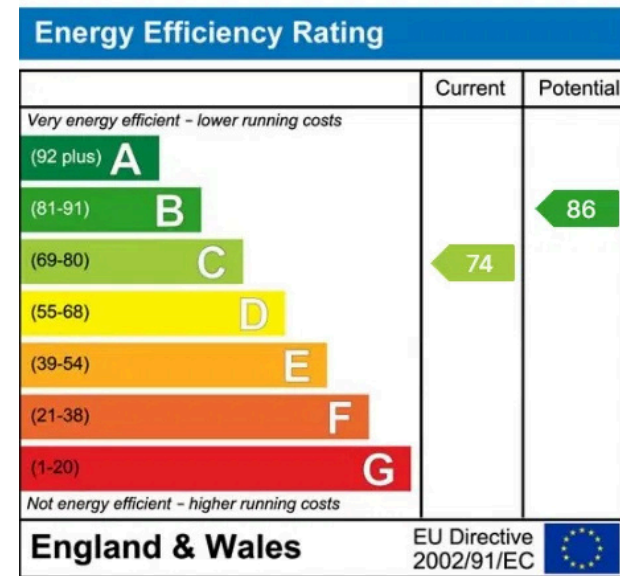
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: 1098 sqft)

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.