



Old Shoreham Road | Southwick | BN42 4TR

£350,000



We are delighted to offer for sale this spacious three bedroom mid terraced house situated within this convenient residential location.



Key Features

- Scope For Improvement
- South Facing Rear Garden
- Spacious South Facing Lounge
- No On Going Chain
- Shoreham Academy Catchment Area
- Spacious Kitchen
- Ideal First Time Buy or Investment Opportunity
- Inspection Advised



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator with attractive woods surround, wall mounted heated control panel.

GROUND FLOOR CLOAK ROOM Comprising hand wash basin with vanity unit below, contemporary low flush wc, large under stairs storage cupboard, cupboard housing wall mounted electric meter.

SPACIOUS LOUNGE South aspect. Comprising large pvcu double glazed window, obscure glass pvcu double glazed door leading out onto rear garden, radiator, feature fireplace.

SPACIOUS KITCHEN North aspect. Comprising pvcu double glazed window with fitted blinds, roll edge laminate work surfaces with cupboards below, space and provision for appliances including washing machine, freestanding oven cooker and freestanding fridge / freezer, inset stainless steel single drainer sink unit, pantry cupboard with shelving, cupboard housing wall mounted ideal boiler, extractor fan, radiator, further cupboard with shelving.

FIRST FLOOR LANDING Comprising loft hatch access.

BEDROOM ONE South aspect benefitting from distant roof top views. Comprising pvcu double glazed window.

BEDROOM TWO South aspect benefitting from distant roof top views. Comprising pvcu double glazed window, radiator, built in cupboard with shelving and hanging rail.

BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted blinds, built in cupboard with shelving.

SPACIOUS SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having a wall mounted Mira electric shower with grab rail and wall mounted seat, low flush wc, hand wash basin with vanity unit below, radiator, part tiled walls.

EXTERNAL

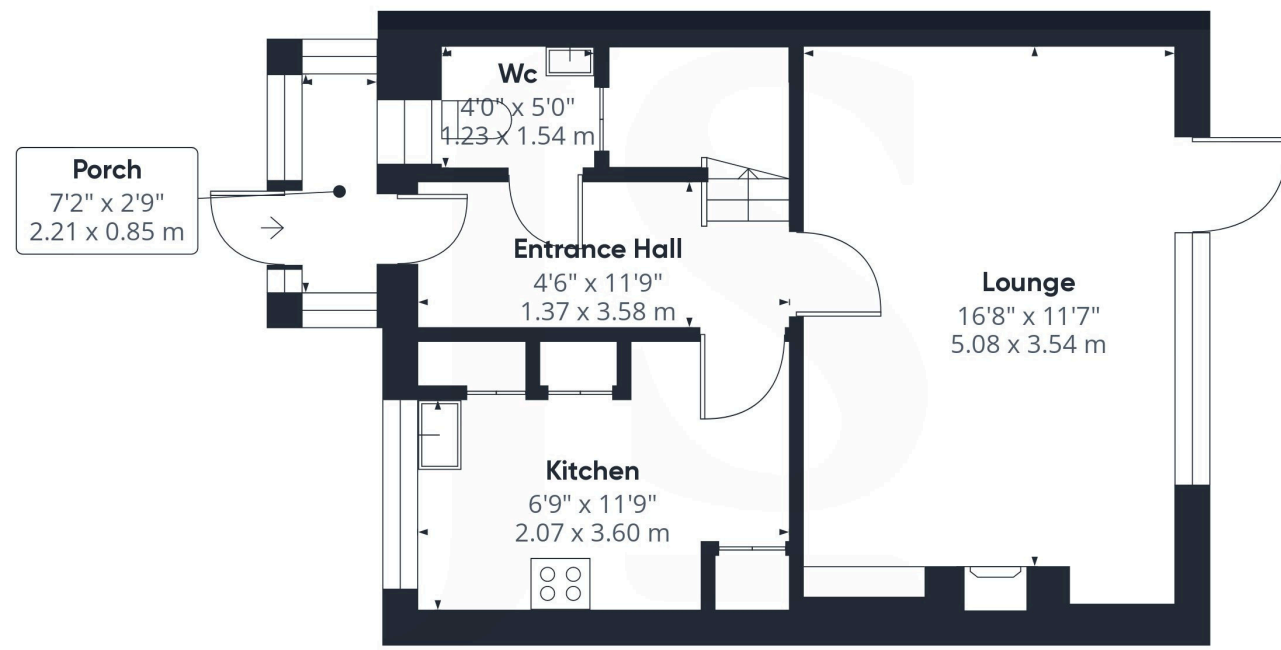
FRONT GARDEN Mainly laid to mature trees, shrubs and flowers, pathway leading to front door and patio area.

REAR GARDEN Laid to patio area with wooden arch and steps up to lawned area having various mature flowers and shrubs, timber built summerhouse, gate giving rear access, fence enclosed.

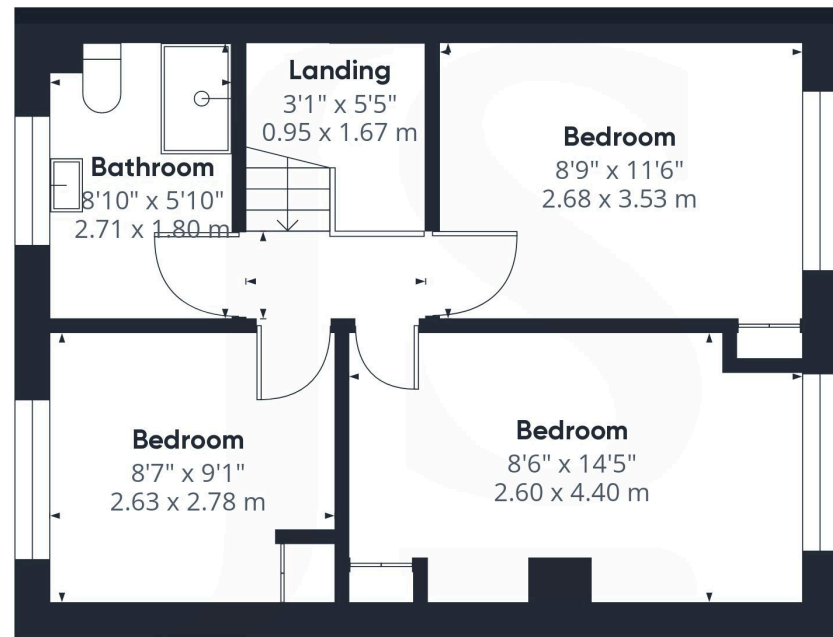
LOCATION

Situated in this convenient residential location situated within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. 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.

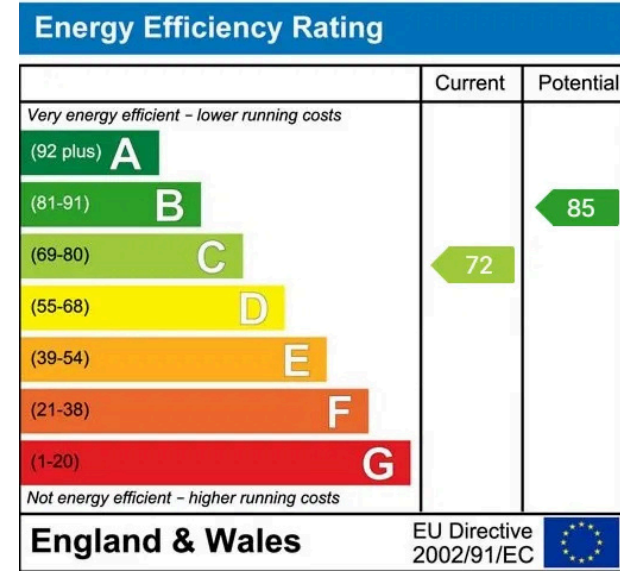




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: 840 sqft)

Tenure: Freehold

Council tax band: B

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.