



Meadow Close | Southwick | BN42 4NX

£450,000



We are delighted to offer for sale this spacious three bedroom semi detached family home positioned in a cul-de-sac in this popular Southwick location.



# Key Features

- Three Bedroom Semi Detached House
- Good School Catchment Area
- Dual Aspect Kitchen/Breakfast Room
- Utility Room
- Spacious Lounge
- Separate Dining Room
- Garage And Off Road Parking
- Downstairs Wc
- Modern Fitted Bathroom
- Cul-De-Sac Location



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Obscure glass leaded light front door into:-

OPEN PLAN ENTRANCE HALL North aspect. Comprising tiled flooring, storage cupboard, stairs to first floor, archway through to further hallway, storage cupboard. feature dado rail and wall panelling, radiator.

SPACIOUS LOUNGE West aspect. Comprising three double glazed windows, two radiators, feature fireplace, recessed cupboards, dado rail, coving, two light fittings,

OPEN DINING ROOM Comprising pvcu double glazed window, radiator, dado rail, coving, single light fitting, storage cupboard.

GROUND FLOOR WC North aspect. Comprising tiled flooring, fully tiled walls, low flush wc, recessed shelf with feature mirror and sunken spotlights, extractor fan, sunken spotlight.

KITCHEN/BREAKFAST ROOM North, East and South aspect. Comprising three double glazed windows, double glazed patio doors out to rear garden, tiled flooring, roll edge laminate work surface with cupboards and drawers below, matching eye level cupboards, space for fridge/freezer, space for freestanding range style cooker with extractor fan over, recessed lighting, space and plumbing for dishwasher.

UTILITY ROOM East aspect. Comprising tiled flooring, two windows, wooden door out to rear garden, roll edge laminate work surface with space and plumbing below for washing machine and tumble dryer, wall mounted storage cupboards.

FIRST FLOOR LANDING North aspect. Comprising two double glazed windows, dado rail with feature wall panelling, radiator, loft hatch access, storage cupboard with further cupboard above.

BEDROOM ONE West aspect. Comprising two double glazed windows, radiator, range of built in storage cupboards with hanging rail and shelving, recessed dressing table, single light fitting.

BEDROOM TWO East aspect. Comprising double glazed window, laminate flooring, radiator, dado rail, coving, range of built in storage cupboards, ceiling mounted directable spotlights.

DUAL ASPECT BEDROOM THREE West and North aspect. Comprising two double glazed windows, carpeted flooring, dado rail, radiator, coving, ceiling mounted directable spotlights.

MODERN FITTED SHOWER ROOM East aspect. Comprising obscure glass double glazed window, laminate flooring, walk in shower cubicle with wall mounted electric shower, pedestal hand wash basin, low flush wc, wall mounted radiator, recessed lighting, built in storage cupboard.

## EXTERNAL

FRONT GARDEN Laid to paved patio for ease of maintenance being dwarf wall enclosed, shared drive leading to off road parking area and converted garage.

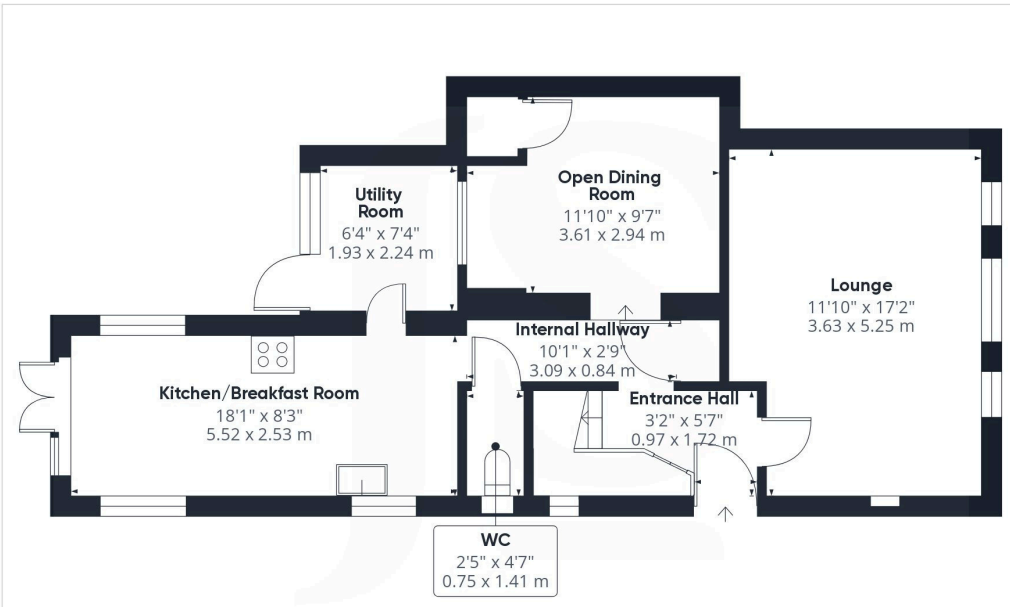
REAR GARDEN Laid to paved patio for ease of maintenance, feature enclosed pond, various mature shrubs and trees, raised paved area to the rear with space for seating, further brick wall enclosed paved area with shed.

CONVERTED GARAGE Benefitting from power and lighting, window, door to rear garden.

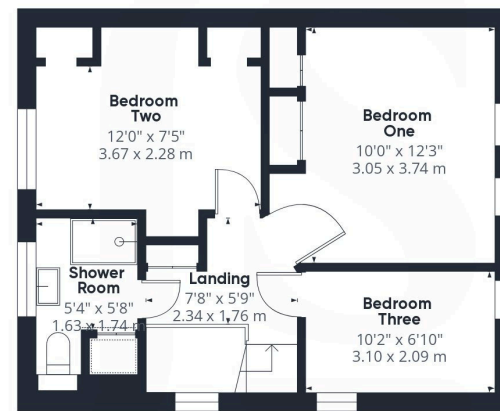
## LOCATION

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.

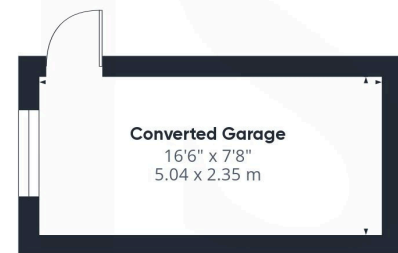




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



## Property Details:

Floor area (as quoted by EPC: tbc 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.