



Upton Avenue | Southwick | BN42 4WP

Guide Price £450,000



We are delighted to offer for sale this spacious three bedroom detached bungalow situated in this popular North Southwick location.



Key Features

- Three Bedroom Detached Bungalow
- Modern Shower Room
- South Facing Lounge
- Detached Garage And Off Road Parking
- Spacious Kitchen
- Sun Room/Dining Room
- Sun Trap Rear Garden
- No Onward Chain
- Popular North Southwick Location
- Scope To Extend (Stnpc)



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Wooden framed obscure glass single glazed door into:-

STORM PORCH Comprising single light fitting, wooden obscure glass single glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, large loft hatch access, picture rail, radiator, carpeted flooring, two built in cupboards with hanging rail and shelving, airing cupboard housing hot water cylinder.

LOUNGE South aspect. Comprising pvcu double glazed bay window with pleasant distant sea views, picture rail, single light fitting, radiator, carpeted flooring, tiled fireplace with coal effect gas fire.

BEDROOM TWO South aspect. Comprising pvcu double bay glazed window with pleasant distant sea views, picture rail, single light fitting, coving, radiator, carpeted flooring,

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, picture rail, coving, floor to ceiling fitted wardrobes with hanging rails and shelving.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, picture rail, single light fitting, coving, floor to ceiling sliding door wardrobes with hanging rail and shelving.

MODERN FITTED SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, single light fitting, extractor fan, part tiled walls, hand wash basin with mixer tap and vanity unit below, walk in shower cubicle benefitting from fully tiled walls and integrated shower attachment over. Ladder style heated towel rail, wall mounted Dimplex electric heater, vinyl flooring.

SEPARATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, part tiled walls, single light fitting, radiator, vinyl flooring.

FITTED KITCHEN East aspect. Comprising pvcu double glazed window, radiator, part tiled walls, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with extractor fan over, one and a half bowl sink unit with mixer tap, inset eye level oven, wall mounted Prima F Potterton boiler, space and provision for fridge/freezer, single light fitting, coving, single glazed windows and door to :-

SUN ROOM North, East and West aspect. Comprising pvcu double glazed windows, pvcu double glazed side door out to side access leading to garage, radiator, two wall mounted light fittings with directable spotlights, space and provision for washing machine, pvcu double glazed door to garden.

EXTERNAL

FRONT GARDEN Laid to block paving providing off road parking having mature shrub and plant borders.

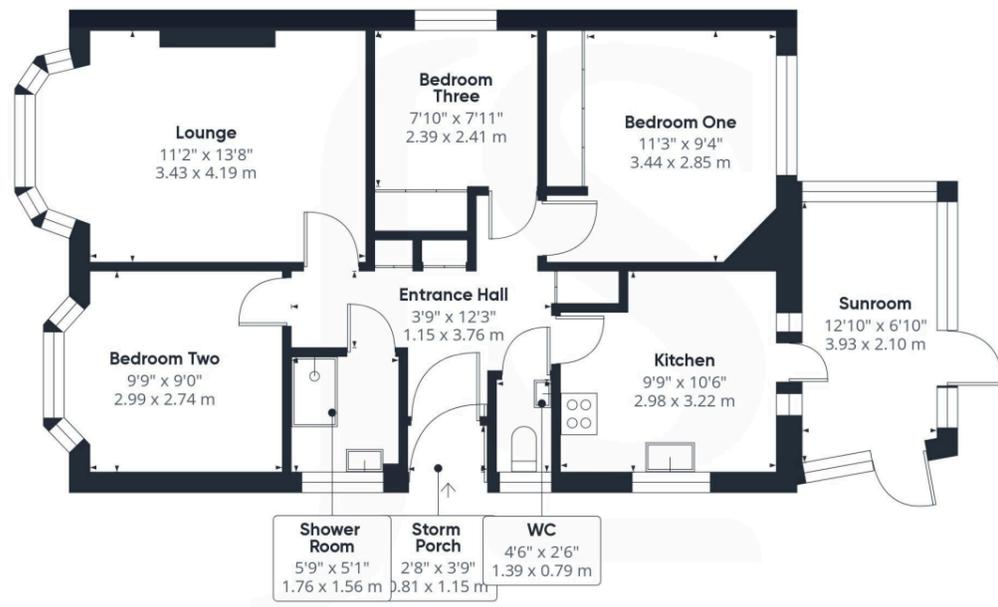
REAR GARDEN Stepping out onto paved patio area leading onto large lawned area, timber built summer house, timber built shed, greenhouse, further paved patio area to rear with various tree, shrub and plant borders, gate to side access, door to garage, fence and wall enclosed.

GARAGE Having power and lighting, with electric up and over door, accessed via shared driveway.

LOCATION

Conveniently situated on the Southern slopes of the South Downs, just up from local shops in Windmill Parade and having good primary and secondary schools nearby. The property is just over 1 mile distance from comprehensive shopping facilities, health centre and library at Southwick Square along with Southwick's mainline station with direct links to both Brighton and London. Pleasant Downland walks are also close to hand.





Ground Floor Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(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: 807 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.