



Orchard Close | Southwick | BN42 4NJ  
£450,000





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



Property details: Orchard Close | Southwick | BN42 4NJ



# Key Features

- Three Bedrooms
- Semi Detached Family House
- South Facing Main Bedroom
- South Facing Rear Garden
- Off Road Parking
- Ground Floor Wc & Study/Office
- Family Bathroom
- Dual Aspect Lounge/Dining Room
- Cul-De-Sac Location
- Good School Catchment Area

**3 Bedrooms**

**1 Bathroom**

**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising vinyl flooring, recessed lighting, stairs to first floor, understairs storage cupboard.

DUAL ASPECT LOUNGE/DINING ROOM South and North aspect. Comprising carpeted flooring, two pvcu double glazed windows, radiator, coving, two light fittings, dado rail, feature gas fireplace with coal effect fire having marble hearth and attractive wooden surround.

SPACIOUS KITCHEN West aspect. Comprising pvcu double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, recessed lighting, tiled flooring, four ring gas hob with extractor fan over and tiled splashbacks, integrated eye level Bosch oven, space and provision for washing machine and tumble dryer, one and a half bowl composite sink with mixer tap, space and provision for fridge/freezer, door to spacious larder with shelving, door through to:-

OFFICE/STUDY South aspect. Comprising pvcu double glazed double doors leading out onto feature South facing rear garden, tiled flooring, radiator, two wall mounted light fittings, door to:-

GROUND FLOOR WC Comprising tiled flooring, recessed light, wall mounted Vaillant combination boiler, low flush wc.

FIRST FLOOR LANDING North aspect. Comprising two pvcu double glazed windows, carpeted flooring, loft hatch access, recessed lighting,

BEDROOM ONE South aspect. Comprising pvcu double glazed window benefitting from pleasant views over Southwick Recreational Ground, radiator, carpeted flooring, range of fitted wardrobe with hanging rail and shelving with built in dressing table, coving, single light fitting.

BEDROOM TWO South aspect. Comprising pvcu double glazed window having pleasant views over Southwick Recreational Ground, carpeted flooring, radiator, single light fitting, coving, built in wardrobes with hanging rail and shelving.

## INTERNAL CONTINUED ....

BEDROOM THREE North aspect. Comprising pvcu double glazed window having pleasant distant roof top views, carpeted flooring, radiator, single light fitting, coving,

FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with Triton electric shower over, radiator, pedestal hand wash basin, low flush wc, vinyl flooring, fully tiled walls, recessed lighting, wall mounted electric shaver point.

## EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for approximately two vehicles, side access with gate to rear garden, flower bed with mature shrubs and plants, outside light, external power points.

SOUTH FACING REAR GARDEN Large patio area with various mature shrub, plants, two apple trees, one cherry tree, raised flower beds, fence enclosed, three wall mounted outside lights, outside tap, gate to side access, garden shed with power.

## 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



