



Old Shoreham Road | Southwick | BN42 4LP

Offers Over £650,000





We are delighted to offer sale this spacious four bedroom extended semi detached family home benefitting from DETACHED ANNEXE with living area/kitchenette/bedroom & wet room.





# Key Features

- DETACHED ANNEXE With Kitchenette/Lounge, Bedroom And Wet Room
- Four Bedroom Semi Detached Family Home
- Spacious South Facing Lounge
- Open Plan Kitchen/Dining Room
- Utility Room And Ground Floor Wc
- Versatile Living Accommodation
- Large Sun Trap Rear Garden
- Garage And Off Road Parking
- Triple Glazed Pvcu Windows
- Good School Catchment Area



5 Bedrooms



2 Bathroom



2 Reception Room

## INTERNAL

Obscure glass triple glazed composite front door through to: -

ENTRANCE HALL East aspect. Comprising pvcu triple glazed window, radiator, single light fitting with directable spotlights, understairs storage cupboards, stairs to first floor, laminate flooring.

GROUND FLOOR WC East aspect. Comprising obscure glass pvcu triple glazed window, low flush wc, fully tiled walls, tiled flooring, recessed lighting, hand wash basin with mixer tap, towel rail.

LOUNGE South aspect. Comprising pvcu triple glazed bay window, coving, single light fitting with directable spotlights, feature coal effect gas fire with marble hearth and attractive wooden surround, laminate flooring.

GROUND FLOOR BEDROOM East aspect. Comprising pvcu triple glazed window, radiator, laminate flooring, single light fitting with directable spotlights, coving.

### OPEN PLAN KITCHEN/DINING ROOM

Dining Area: Comprising laminate flooring, radiator, recessed lighting, coving, space and provision for American style fridge/freezer, archway leading through to:-

Modern Fitted Kitchen: North and East aspect. Comprising pvcu triple glazed window and pvcu triple glazed doors leading onto feature rear garden. Laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer Blanco composite sink unit with mixer tap and tiled splashback, space for five ring Rangemaster gas cooker with extractor fan above. Recessed lighting, under unit lighting, integrated dishwasher. Obscure single glazed wooden door through to:-

UTILITY ROOM East and North aspect. Comprising obscure glass pvcu triple glazed window, obscure glass triple glazed door out to rear garden, wooden work surface with space and provision for washing machine and tumble dryer below, butler sink, wall mounted cupboards, recessed lighting, space and provision for fridge/freezer.

FIRST FLOOR LANDING East aspect. Comprising obscure glass pvcu triple glazed window, carpeted flooring, loft hatch access with pull down ladder, single light fitting with directable spotlights, cupboard with shelving, radiator.

MAIN BEDROOM South aspect. Comprising pvcu triple glazed bay window, radiator, coving, single light fitting with directable spotlights, built in wardrobe with hanging rail and shelving, carpeted flooring.

BEDROOM TWO North aspect. Comprising pvcu triple glazed window, radiator, coving, single light fitting with directable spotlights, carpeted flooring, coving.

BEDROOM THREE South aspect. Comprising feature pvcu triple glazed window, coving, carpeted flooring, single light fitting with directable spotlights.

## INTERNAL CONTINUED....

SPACIOUS MODERN BATHROOM North aspect. Comprising obscure glass pvcu triple glazed window, single light fitting with directable spotlights, hand wash basin with mixer tap and vanity unit below, panel enclosed bath, low flush wc, fully tiled walls, tile flooring, heated towel rail, walk in shower cubicle with integrated shower and shower attachment over, extractor fan.

## EXTERNAL

SELF CONTAINED ANNEXE:

ANNEXE LIVING ROOM / KITCHEN AREA North and West aspect.

Living Area: Comprising pvcu double glazed bifolding doors, recessed lighting, laminate flooring with electric underfloor heating, velux window with weather sensor and auto shut feature, wall mounted heating control panel.

Kitchen Area: Comprising pvcu double glazed window, Quartz work surface with cupboards below and matching eye level cupboards, inset four ring electric hob with extractor fan over, tiled splashbacks, built in eye level oven, sink unit with mixer tap, space and provision for fridge/freezer and washing machine, matching integrated dishwasher, Breakfast bar with Quartz worksurface providing seating for three, wall mounted heating control panel, laminate flooring with electric underfloor heating.

ANNEXE BEDROOM West aspect. Comprising pvcu double glazed window, laminate flooring with electric underfloor heating, single light fitting, built in wardrobe with hanging rail and shelving, wall mounted heating control panel.

ANNEXE WET ROOM West aspect. Comprising obscure glass pvcu double glazed window, part tiled walls, walk in shower cubicle with Mira wall mounted shower, low flush wc, hand wash basin with mixer tap and vanity unit below, tiled splashbacks.

FRONT GARDEN Laid to block paving providing off street parking for approximately four vehicles, driveway to garage.

FEATURE REAR GARDEN Stepping out onto artificial lawned area with side gate, outside tap, steps up to raised patio with outside bar, external power point, steps leading to further patio area and paved pathways with raised sleeper flower beds having mature flowers and plants, further patio area with various pebble flower beds, timber shed, mature trees, part wall and fence enclosed.

GARAGE With motorised up and over door, power and lighting, wall mounted electric fusebox.

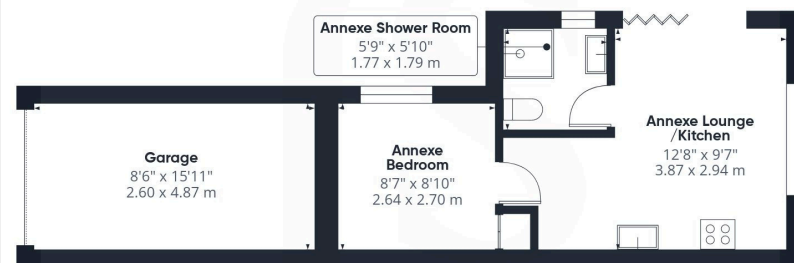
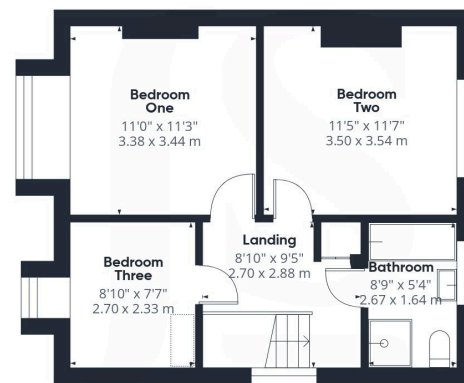
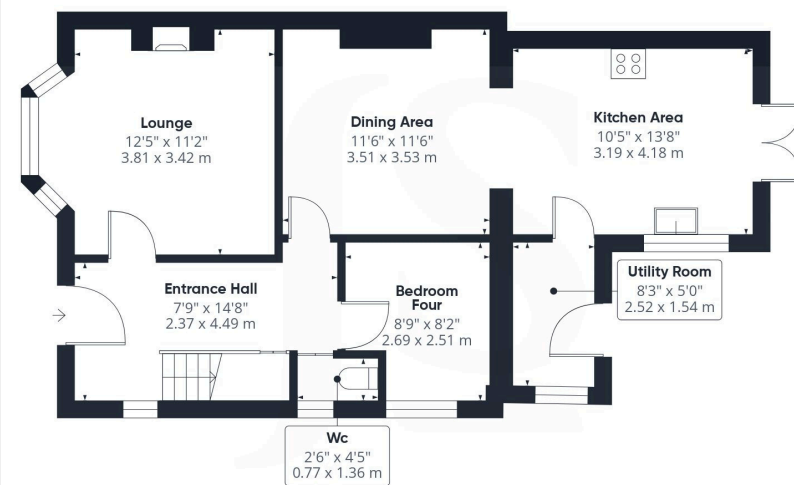
## LOCATION

Situated within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. Also 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.



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



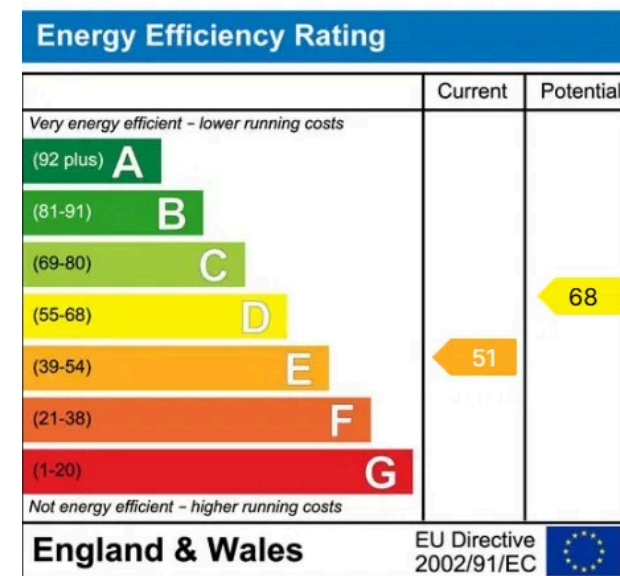


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Property Details:

Floor area (as quoted by Floor Plan): 1501sqft

Tenure: Freehold

Council tax band: D

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA  
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



**jacobs | Steel**