



Croft Avenue | Southwick | BN42 4AB
Offers Over £750,000





We are delighted to offer for sale this spacious four double bedroom semi detached family home situated in this popular residential cul-de-sac within close proximity to Southwick Recreation Ground.



Key Features

- Spacious Semi Detached Four Double Bedroom Home
- Feature South Facing Rear Garden
- Dual Aspect Lounge
- Separate Dining Room
- Fitted Kitchen
- Spacious Five Piece Bathroom Suite
- Dual Aspect Main Bedroom
- Off Road Parking & Garage
- Downstairs Wc
- Walking Distance To Southwick Square, Railway Station and Southwick Recreation Ground



4 Bedrooms



1 Bathroom



2 Reception Room

INTERNAL

Pvcu double glazed double doors into:-

ENCLOSED PORCH Being brick built, having corsair matting, feature stained glass wooden front door through to:-

ENTRANCE HALL Comprising picture rail, laminate flooring, radiator, recessed lighting, two understairs storage cupboards.

SPACIOUS DUAL ASPECT LOUNGE North and East aspect. Comprising pvcu double glazed window, pvcu double glazed bow fronted bay window, fitted shutter blinds, laminate flooring, single light fitting, feature cornicing, three wall mounted light fitting, radiator, feature gas fire place, double doors to Entrance hall.

DUAL ASPECT DINING ROOM South and East aspect. Comprising pvcu double glazed sliding door out onto feature south facing rear garden, pvcu double glazed bay window, single light fitting, picture rail, feature cornicing, laminate flooring, radiator, double doors to Entrance hall, door to Kitchen.

SPACIOUS KITCHEN South aspect. Comprising pvcu double glazed window with fitted shutter blind, recessed lighting, laminate flooring, fitted range of solid wood base and eye level units, tiled splashbacks, five ring gas hob with extractor fan over, twin eye level oven, one and a half bowl composite sink unit with mixer tap, under unit lighting, door through to:-

INTERNAL HALLWAY East aspect. Comprising radiator, recessed lighting, pvcu double glazed door to feature South facing rear garden, door to:-

DOWNSTAIRS WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, recessed light fitting, hand wash basin, tiled walls, tiled flooring, heated towel rail.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window with fitted shutter blinds, laminate flooring, radiator, picture rail, single light fitting with directable spotlights.

FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window with fitted shutters, recessed lighting, picture rail, carpeted flooring, radiator, loft hatch access, fitted airing cupboard with slatted shelving.

DUAL ASPECT MAIN BEDROOM North and East aspect. Comprising two pvcu double glazed windows, pvcu double glazed bow fronted corner double glazed window, fitted shutter blinds, carpeted flooring, radiator, picture rail, coving, fitted mirrored wardrobes with sliding doors having hanging rail and shelving, single light fitting with directable spotlights.

INTERNAL CONTINUED....

DUAL ASPECT BEDROOM TWO South and East aspect. Comprising pvcu double glazed windows with fitted shutter blinds, radiator, carpeted flooring, picture rail, coving, single light fitting, fitted mirrored wardrobes with sliding doors having hanging rail and shelving.

BEDROOM THREE North aspect. Comprising carpeted flooring, picture rail, coving, radiator, fitted mirrored wardrobes with sliding doors having hanging rail and shelving.

SPACIOUS FAMILY BATHROOM South aspect. Comprising obscure glass pvcu double glazed window with fitted shutter blinds, wooden panel enclosed bath with telephone style mixer tap and shower attachment, walk in shower cubicle with integrated shower over, pedestal hand wash basin, bidet, low flush wc, fully tiled walls, tiled flooring, recessed lighting, contemporary wall mounted towel rail, radiator, coving, airing cupboard housing Worcester boiler, hot water cylinder and slatted shelving.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking for multiple vehicles, raised lawn area with various mature shrub and bush borders, fence and wall enclosed, side access to rear garden.

FEATURE SOUTH FACING REAR GARDEN Large patio area onto large lawned area with various shrub and mature trees, wall and fence enclosed, outside tap, external power point, side access leading out to off street parking and garage.

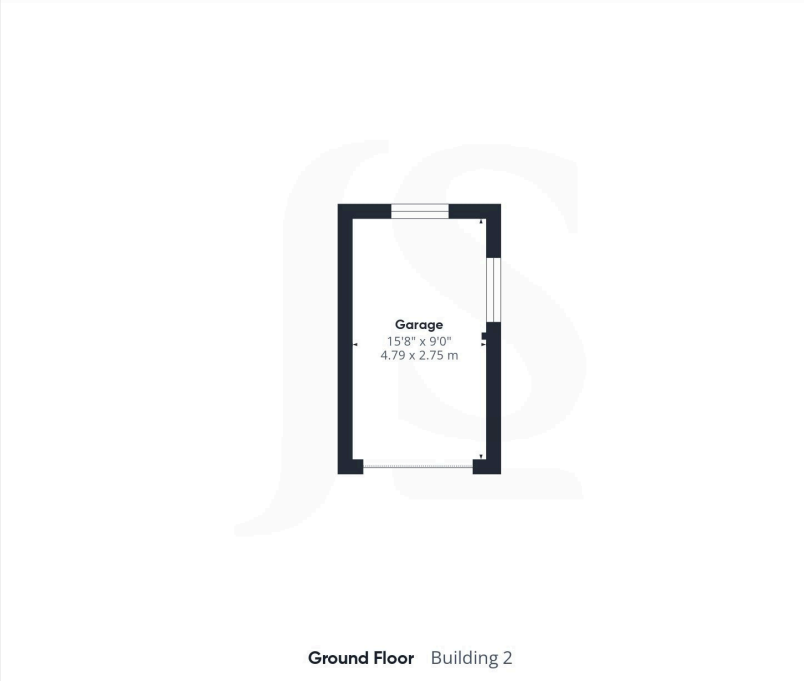
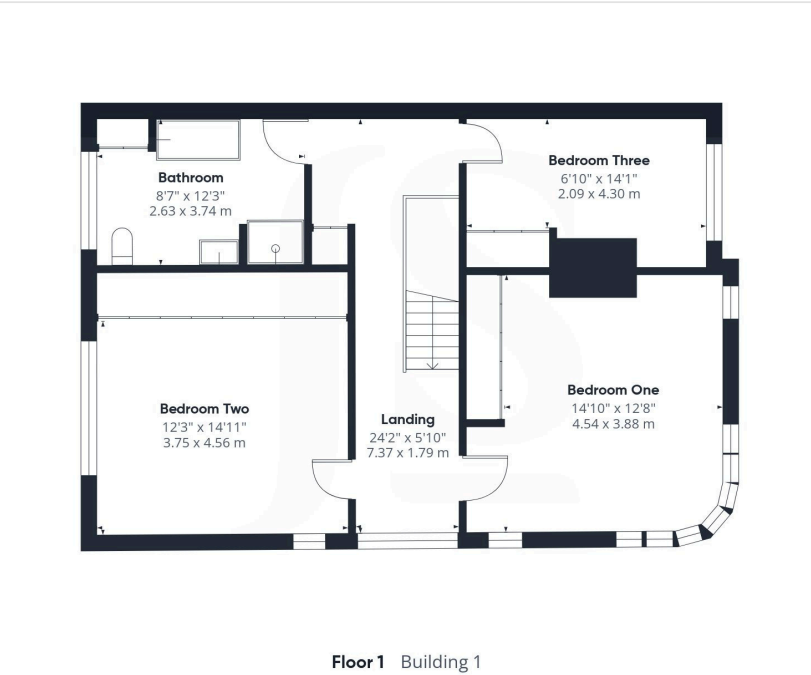
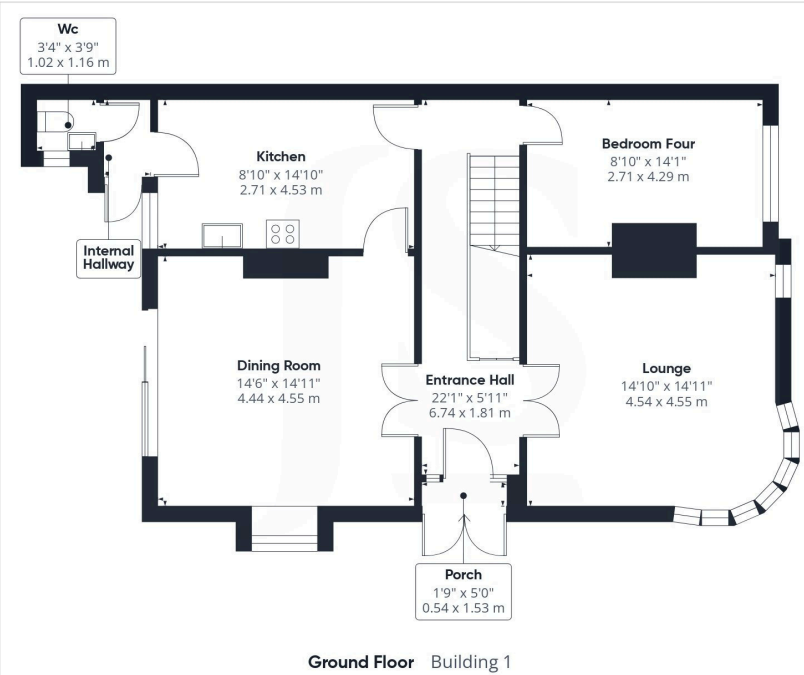
GARAGE With up and over door, having power and lighting.

LOCATION

Situated close to Southwick Recreation Ground and the prestigious Southwick Green, this convenient residential location is in close proximity of Southwick Square which offers a comprehensive range of shops, bars and restaurant. Amenities nearby included doctors surgery, community centres, library and theatre. Southwick mainline railway station is within walking distance offering links to London and Brighton. Sought after primary and secondary schools obtaining 'outstanding' Ofsted ratings are also within the catchment area. Holmbush Shopping Centre which incorporates Marks & Spencer's, Tesco, McDonalds, Next and Costa are within a mile of the property.



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



Approximate total area⁽¹⁾

1807 ft²
167.9 m²

(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):1663sqft

Tenure: Freehold

Council tax band: E

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.