



Manor Close | Southwick | BN42 4NW
Offers Over £475,000



We are delighted to offer for sale this spacious three bedroom semi detached family home situated in this popular cul-de-sac benefitting from detached annex, which can be accessed via a side gate making it suitable for multiple purposes including home office, relatives' accommodation and small businesses (STNP).



Property details: Manor Close | Southwick | BN42 4NW

Key Features

- Semi Detached Family Home
- Spacious Rear Garden
- Three Bedrooms
- Contemporary Fitted Family Bathroom
- Detached Annex With Underfloor Heating & Shower Room
- Extended Open Plan Kitchen / Dining Room
- Feature Rear Garden
- Scope For Parking (STNPC)
- Cul-de-sac Location
- Good School Catchment



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Wooden front door through to:-

SPACIOUS ENTRANCE HALL West aspect. Comprising wooden framed obscure single glazed window, tiled flooring, radiator, single light fitting, understairs storage cupboard.

LOUNGE West aspect. Comprising pvcu double glazed bay window with fitted shutters, laminate flooring, contemporary wall mounted radiator, feature fireplace with tiled hearth and tiled surround, wooden mantel piece, single light fitting.

DINING AREA East aspect. Pvcu double glazed windows, pvcu double glazed doors leading out onto feature rear garden, laminate flooring, single light fitting, radiator, opening onto:-

TRIPLE ASPECT KITCHEN North, East and South aspects. Obscure pvcu double glazed window, wooden worksurfaces with cupboards below and matching eye level cupboards, tiled splash backs, dual fuel range double oven cooker with five ring gas hob, single light fitting, laminate flooring leading onto tiled flooring, inset large Butler sink with mixer tap, space and provision for appliances include washing machine, tumble dryer, dishwasher. Pvcu double glazed windows, pvcu double glazed sliding door leading out onto rear garden, Velux window, recess lighting.

FIRST FLOOR LANDING North aspect. Comprising obscure pvcu double glazed window, benefitting from original floor boards, loft hatch access, single light fitting.

BEDROOM ONE West aspect. Comprising pvcu double glazed bay window, original floor boards, single light fitting, radiator.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, original floor boards, built in storage cupboard with hanging rail and shelving, original fireplace, single light fitting, radiator.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, original floor boards, radiator, single light fitting.

MODERN BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, contemporary ladder style heated towel rail, low flush wc, hand wash basin with vanity unit below with mixer tap, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, recess lighting.

EXTERNAL

FRONT GARDEN Lawned area having a paved pathway to private front door, benefitting from being fenced and dwarf wall enclosed.

REAR GARDEN Stepping out onto large patio area leading to shingle area with feature pond having various shrub and plant borders, green house, gate to side access, outside light, outside tap, step up to:-

ANNEX

ANNEX LIVING AREA West aspect. Comprising pvcu double glazed double doors, pvcu double glazed window, laminate flooring, recess lighting, roll edge laminate work surface with cupboards below, part tiled splash backs, inset stainless steel single drainer sink unit with contemporary mixer tap, underfloor heating with a wall mounted heated control panel.

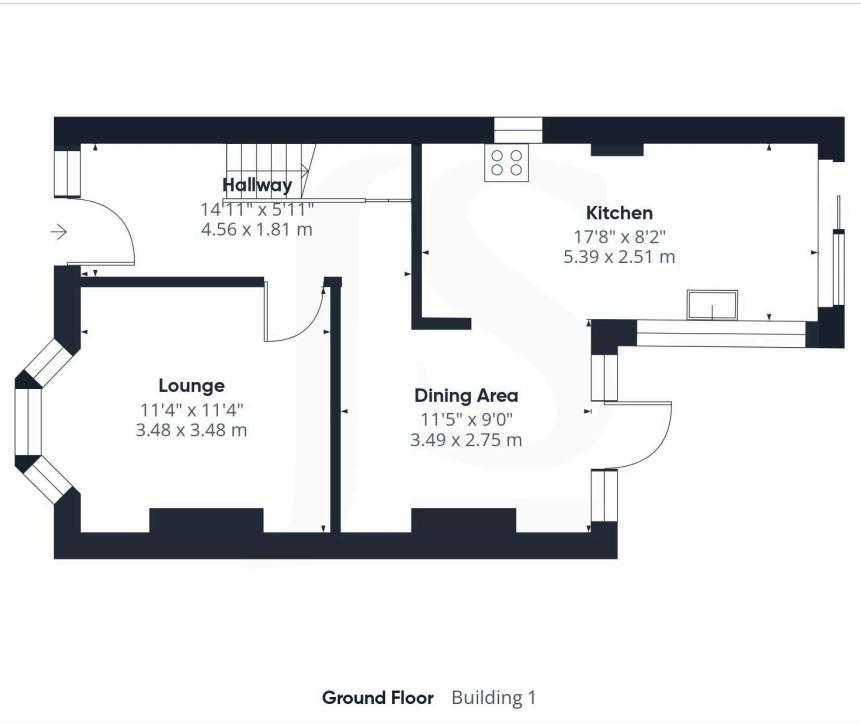
ANNEX MODERN SHOWER ROOM North aspect. Comprising obscure pvcu double glazed window, tiled flooring, low flush wc, hand wash basin with vanity unit below and mixer tap, part tiled splash backs, walk in shower cubicle benefitting from fully tiled walls having a Triton electric shower attachment over.

LOCATION

Conveniently situated on level ground just off Manor Hall Road and around the corner from Southwick recreation ground, the property benefits from comprehensive shopping facilities being 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



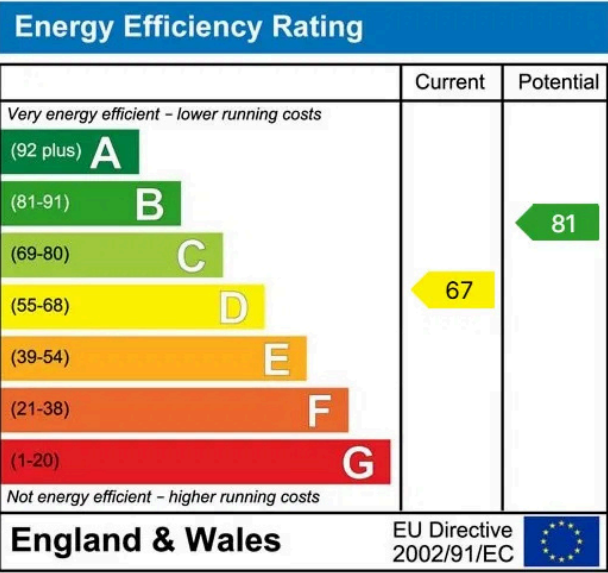
Approximate total area⁽¹⁾

994 ft²
92.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan): 994 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.