The Gardens | Southwick | BN42 4AN

£350,000

We are delighted to offer for sale this spacious four bedroom end of terrace family home benefitting from no onward chain.

Key Features

- End Of Terrace Family Home
- Four Bedrooms
- Spacious Lounge, Kitchen & Conservatory
- Versatile Living Accommodation
- South Facing Rear Garden
- Scope For Improvement (Stnpc)
- Close To Southwick Beach
- Short Walk To Southwick Station, Southwick Square & The Green
- No Onward Chain
- Scope Of Off Road Parking (Stnpc)

4 Bedrooms

1 Bathroom

1 Reception Room

INTERNAL

Pvcu front door leading to:-

ENTRANCE HALL Comprising understairs storage cupboard, stairs to First Floor landing.

LOUNGE South aspect. Comprising aluminum sliding door leading to Conservatory, feature gas fire, single light fitting, fan, coving.

TRIPLE ASPECT CONSERVATORY East, South and West aspects. Comprising double glazed aluminum windows, aluminum sliding doors leading out onto rear garden.

KITCHEN South and West aspect. Comprising pvcu double glazed window, single glazed wooden door leading to side access, curved edge laminate work surfaces with wooden cupboards below and matching eye level cupboards, stainless steel sink unit with double drainer and mixer tap, space and provision for appliances include washing machine, under counter fridge/freezer.

DINING ROOM/BEDROOM FOUR North aspect. Comprising pvcu double glazed windows, coving, single light pendant.

FIRST FLOOR LANDING North and East aspect. Comprising pvcu double glazed windows, storage cupboard with slatted shelving, loft hatch access benefitting from being insulated and partially boarded.

BEDROOM ONE South aspect. Comprising pvcu double glazed windows, carpeted flooring, built in storage cupboard, single light fitting.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, carpeted flooring.

BEDROOM THREE North aspect. Comprising pvcu double glazed windows, single light fitting, carpeted flooring.

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, low flush wc, pedestal hand wash basin.

EXTERNAL

FRONT GARDEN Pathway leading to front door, lawn area, having various mature shrubs and plant borders, being dwarf wall enclosed, gate to side access.

SOUTH FACING REAR GARDEN Laid to lawn with mature shrubs and bushes, rear access to allotments, side access gate.

LOCATION

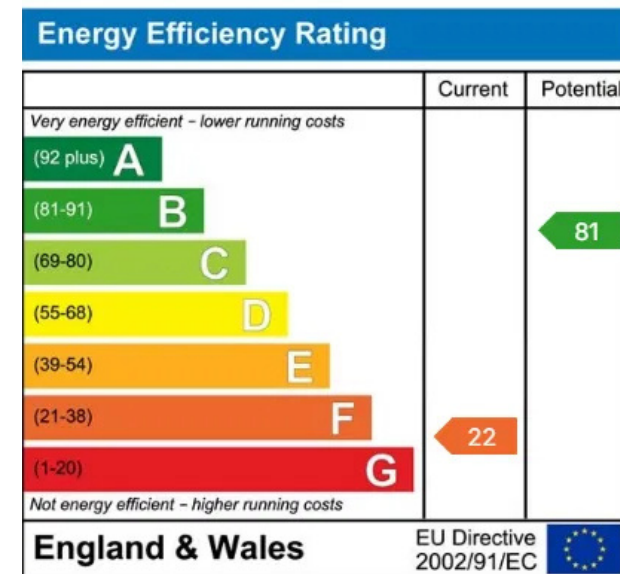Situated on level ground in a convenient residential location being within 1 mile of both Southwick Square and Boundary Road. Also within walking distance you will find Southwick train station offering links to Brighton and London as well as bus services to and around the coast, along with access to Southwick beach over the lock gates. The property is also located in a good catchment area for various Primary and Secondary schools.

Ground Floor

Hallway
8'6" x 5'3"
2.59 x 1.60 m

Lounge
11'5" x 15'4"
3.49 x 4.69 m

Conservatory
16'4" x 10'5"
4.99 x 3.20 m

Dining Room/ Bedroom Four
10'8" x 10'1"
3.26 x 3.09 m

Kitchen
10'8" x 10'3"
3.25 x 3.15 m

Ground Floor

Floor 1

Landing
12'7" x 3'1"
3.86 x 0.96 m

Bathroom
5'0" x 5'6"
1.54 x 1.69 m

Bedroom One
11'7" x 11'8"
3.53 x 3.56 m

Bedroom Three
10'6" x 9'2"
3.21 x 2.81 m

Bedroom Two
9'7" x 11'7"
2.93 x 3.56 m

Floor 1

Approximate total area(1)
1056 ft²
98.2 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient – higher running costs		

England & Wales
EU Directive
2002/91/EC

Property Details:

Floor area (as quoted by floorplan): 1056sqft

Tenure: Freehold

Council tax band: B

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

Jacobs|Steel