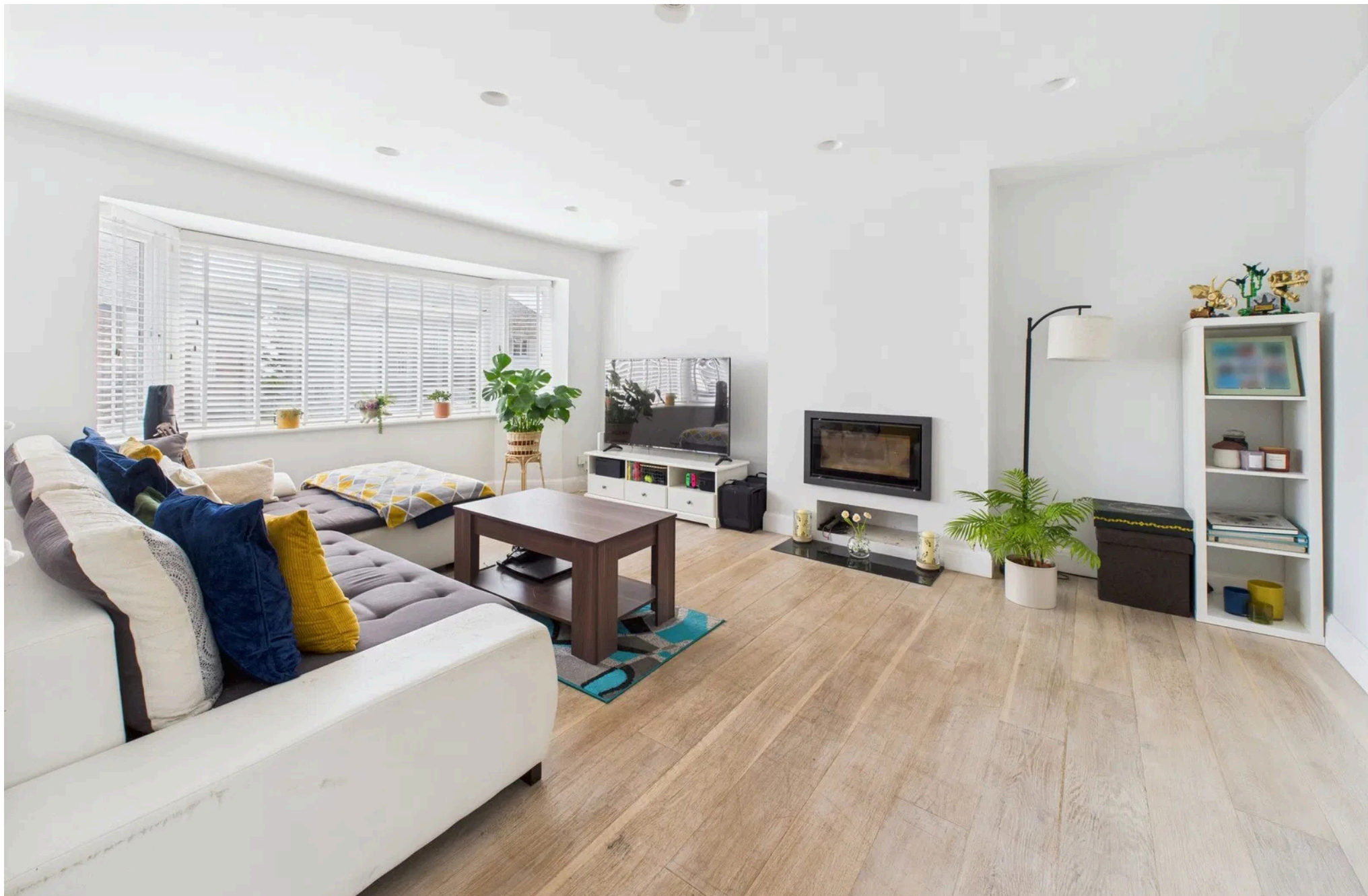




Ridgeway Close | Southwick | BN42 4QQ

£600,000



We are delighted to offer for sale this extended spacious four bedroom family home benefitting from off road parking, situated in this popular cul-de-sac location



Property details: Ridgeway Close | Southwick | BN42 4QQ

Key Features

- Four Bedroom Semi Detached Family Home
- Spacious Lounge
- Extended Open Plan Kitchen/Dining Room
- Dual Aspect Main Bedroom With Ensuite
- Contemporary Family Bathroom
- Garden Outbuilding/Office
- Utility Room With Downstairs Wc
- 13 Solar Panels and 2 x 5kw Batteries
- Cul-De-Sac Location Being Within 350 Yards Of Access To The South Downs
- Under Floor Heating Throughout The Ground Floor



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Obscure glass composite front door through to:-

ENTRANCE HALL East aspect. Comprising pvcu double glazed window, stairs to First floor, understairs storage cupboard, solid wood flooring with underfloor heating, recessed lighting.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed bay window, feature dual fuel fireplace, solid wood flooring with underfloor heating, recessed lighting.

EXTENDED OPEN PLAN KITCHEN/DINING ROOM East and North aspect. Comprising modern range of fitted cupboards and drawers, Quartz work surfaces with recessed sink with contemporary mixer tap and integrated drainer, space and provision for fridge/freezer. Integrated dishwasher and integrated microwave, central island with Quartz work surface having cupboards and drawers below, integrated wine cooler, inset five ring gas hob with oven below and contemporary extractor fan over, breakfast bar area with seating for four. Solid wood flooring with underfloor heating, recessed lighting, pvcu double glazed window, feature skylight, double glazed bi-folding doors out to rear garden.

DOUBLE ASPECT UTILITY ROOM/WC South and East aspect. Comprising two obscure glass pvcu double glazed windows, low flush wc, wall mounted Worcester combination boiler, Quartz work surface with recessed sink unit and mixer tap, range of built in cupboards and drawers, space and provision for washing machine, solid wood flooring, recessed lighting, extractor fan.

FIRST FLOOR LANDING Comprising solid wood flooring, recessed lighting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, single light fitting, two wall mounted light fittings, solid wood flooring.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, single light fitting, two wall mounted light fittings, solid wood flooring.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, single light fitting, two wall mounted light fittings, solid wood flooring.

CONTEMPORARY FITTED FAMILY BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, twin sink with vanity unit below, panel enclosed bath, hidden cistern low flush wc, walk in shower cubicle with integrated shower over and shower attachment, ladder style heated towel rail, tiled flooring, fully tiled walls, recessed lighting, extractor fan.

INTERNAL Continued.....

SECOND FLOOR LANDING East aspect. Comprising pvcu double glazed window, feature glass balustrade, door to cupboard/eaves storage, solid wood flooring.

DUAL ASPECT MAIN BEDROOM South and North aspect. Comprising pvcu double glazed window, two velux windows, radiator, built in storage cupboards, hatch to eaves storage, solid wood flooring, door through to :-

MODERN FITTED ENSUITE North aspect. Comprising obscure glass pvcu double glazed window, tile enclosed jacuzzi style bath with integrated shower attachment, hand wash basin with vanity unit below, hidden cistern low flush wc, walk in shower cubicle with integrated shower and shower attachment, recessed shelving, fully tiled walls, tiled flooring, ladder style heated towel rail.

EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for approximately three vehicles, dwarf wall enclosed.

REAR GARDEN Stepping out onto large patio area leading onto lawned area, gate to side access, outside tap, part wall and fence enclosed.

GARDEN OUTBUILDING/OFFICE Comprising double glazed windows, double glazed sliding door out to rear garden, recessed lighting, power points, door through to:-

WC - Comprising hidden cistern low flush wc, hand wash basin, recessed lighting.

LOCATION

Situated just North of the Old Shoreham Road, Southwick on the Mile Oak Road. Access to the South Downs is just up the hill and within half a mile there are local shops at Windmill Parade. Further comprehensive shopping facilities can be find approximately 1 mile away in Southwick Square along with library, health centre and railway station.



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



Approximate total area⁽¹⁾

1791 ft²166.4 m²

Reduced headroom

 22 ft^2 2 m^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive 2002/91/EC



Property Details:

Floor area (as quoted by floorplan): 1791 sqft
Tenure: Freehold including outbuilding

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.

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



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