



27 Hill Farm Way | | Southwick | BN42 4YH



ESTATE AGENT



## 27 Hill Farm Way | | Southwick | BN42 4YH

Offers In Excess Of £599,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED EXTENDED CHALET BUNGALOW.

THE PROPERTY BOAST FLEXIBLE LIVING ACCOMMODATION, A 21'5 X 15'10 OPEN PLAN RECEPTION ROOM, 14'1 MODERN KITCHEN, UTILITY ROOM, TWO DOUBLE BEDROOMS, ONE OF WHICH HAS AN EN-SUITE SHOWER ROOM AND A FAMILY SHOWER ROOM ON THE GROUND FLOOR.

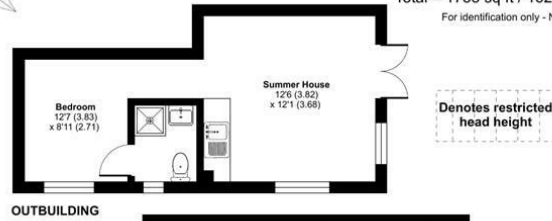
- EXTENDED CHALET BUNGALOW
- STUNNING VIEWS OF THE SOUTH DOWNS
- MUST BE SEEN TO BE APPRECIATED
- IMMACULATE CONDITION
- REFITTED MODERN KITCHEN / BREAKFAST ROOM
- 01273 461144
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM
- THREE BATHROOMS
- GARDEN ROOM / SELF CONTAINED ANNEX ROOM



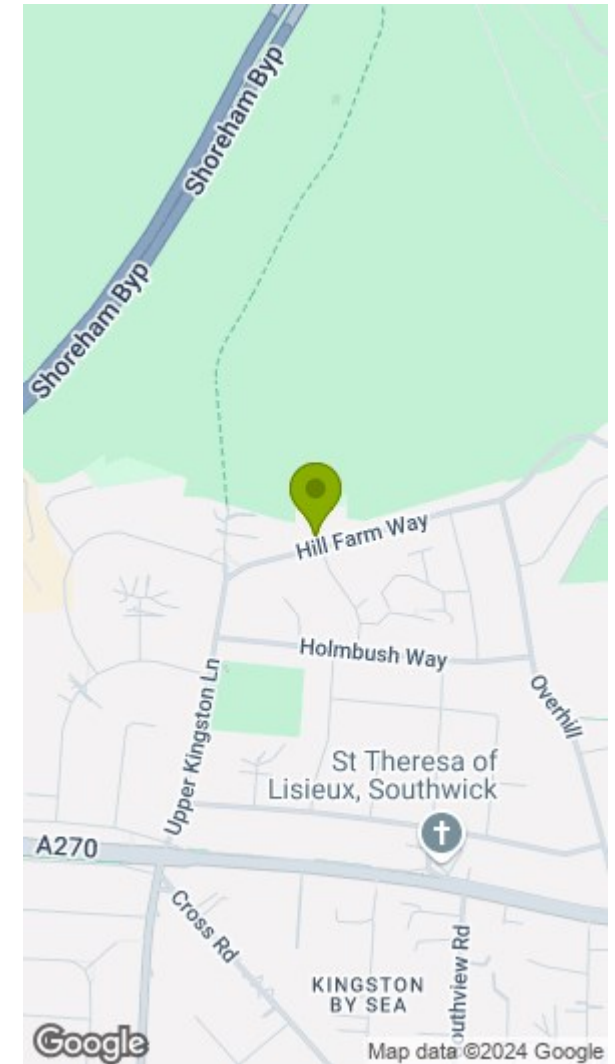
## Hill Farm Way, BN42

Approximate Area = 1353 sq ft / 125.7 sq m  
 Limited Use Area(s) = 133 sq ft / 12.3 sq m  
 Outbuilding = 267 sq ft / 24.8 sq m  
 Total = 1753 sq ft / 162.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1159017



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |
| (81-91) <b>B</b>  |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                       |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |

Energy Efficiency Rating: 61 (Current), 84 (Potential)