



311 Albion Street | | Southwick | BN42 4AT





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£521,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE END OF TERRACE HOUSE. LOCATED WITHIN 1 MILE OF SOUTHWICK STATION. THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE DOUBLE BEDROOMS, 18' SOUTH FACING LOUNGE, 17' MODERN KITCHEN/DINING ROOM, FAMILY BATHROOM, EN-SUITE TO THE MAIN BEDROOM, OFF ROAD PARKING AND 55' REAR GARDEN WITH CABIN/OFFICE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- FAMILY BATHROOM
- CABIN/OFFICE
- 18' SOUTH FACING LOUNGE
- EN-SUITE TO MAIN BEDROOM
- 17' KITCHEN/DINER
- 33' FRONTAGE WITH OFF ROAD PARKING
- 3 DOUBLE BEDROOMS
- 55' REAR GARDEN

Part frosted double glazed front door leading to:

### ENTRANCE PORCH

6'1" x 2'1" (1.86 x 0.66)

Frosted double glazed windows to the front and side, double glazed window to the side having a westerly aspect, tiled floor.

Part frosted glazed door off entrance porch to:

### ENTRANCE HALL

13'6" in length (4.13 in length)

Window to the front having a favoured southerly aspect, double panel radiator, laminate wood flooring, LED down lighting, two doors giving access to under stairs storage cupboards, door giving access to airing cupboard housing gas fired combination boiler.

Door off entrance hall to:

### LOUNGE

18'9" x 13'8" (5.73 x 4.17)

Into bay with double glazed windows to the front having a favoured southerly aspect, glimpses of The English Channel, feature open fire place with tiled hearth, two built in double doored storage cupboards with display shelf over, further built in display shelving, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

### KITCHEN/DINER

17'6" x 16'8" (5.35 x 5.10)

Being 'L' shaped comprising UPVC sink unit with contemporary style mixer tap inset into work top, storage cupboard under, built in 'NEFF' integrated dishwasher to the side, tiled splash back, complimented by matching wall units over, adjacent matching work top with inset 'CDA' five ring gas hob, range of slow closing drawers and cupboards under, tiled splash back, stainless steel extractor hood over, built in 'BOSCH' electric oven, with microwave/oven above, storage cupboard over, built in larder style storage cupboard to the side, matching adjacent work top to the side with space and plumbing for washing machine under, tall storage cupboard to the side, further matching storage cupboard with space for American style fridge/freezer to the side, storage cupboard

over, free standing two seater breakfast island with display wine rack and storage cupboards under, space for tumble dryer with work top over, double panelled radiator, frosted double glazed windows to the side, double glazed windows and twin French doors to the rear garden, part sloping ceiling, LED lighting, laminate wood flooring.

Stairs up from entrance hall with bannister and spindle to:

### FIRST FLOOR LANDING

LED downlighting.

Door off first floor landing to:

### BEDROOM 2

13'8" x 12'4" (4.17 x 3.77)

Into bay with double glazed windows to the front having a favoured southerly aspect, glimpses of The English Channel, double panelled radiator, sliding double doored wardrobe with hanging and shelving space, LED down lighting.

Door off first floor landing to:

### BEDROOM 3

11'0" x 10'2" (3.36 x 3.12)

Double glazed windows to the rear, sliding double doored wardrobe with hanging and shelving space, double panelled radiator, LED down lighting.

Door off first floor landing to:

### FAMILY BATHROOM

Being part tiled, comprising panel bath with contemporary style mixer taps, low level wc display shelf over, heated hand towel rail, frosted double glazed windows, laminate wood flooring, wash hand basin with contemporary style mixer tap, two drawers under, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, LED down lighting.

Door off first floor landing to:

### SPLIT LEVEL LANDING

Double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, single panel radiator.

Stairs up from split-level landing with hand rail and bannister with spindles to:

### BEDROOM 1

16'5" x 14'4" (5.02 x 4.37)

Being of irregular shape, double glazed windows to the rear with glimpses of The South Downs, sliding double doored wardrobe with hanging and shelving space, double panelled radiator, LED down lighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower door, LED down light, extractor fan, double glazed windows to the rear with glimpses of The South Downs, wall mounted sink unit with contemporary style mixer tap, storage cupboard below, display shelf over, tiled flooring.

Door off shower area to:

### SEPARATE CLOAKROOM

Being part tiled, comprising low level wc, LED down lighting.

### FRONT

33'11" x 18'8" (10.34 x 5.70)

Laid totally to hard standing for numerous vehicles having a favoured southerly aspect.

Side gate giving access to:

### REAR GARDEN

55'5" x 26'5" (16.90 x 8.07)

Patio slab area, enclosed shale area, raised timber decked area, central lawned area enclosed by railway sleepers, three further timber decked areas, timber built shed, all enclosed by timber fencing to three sides, timber built cabin/office 5.71m x 4.24m with sliding double glazed door, power and lighting.



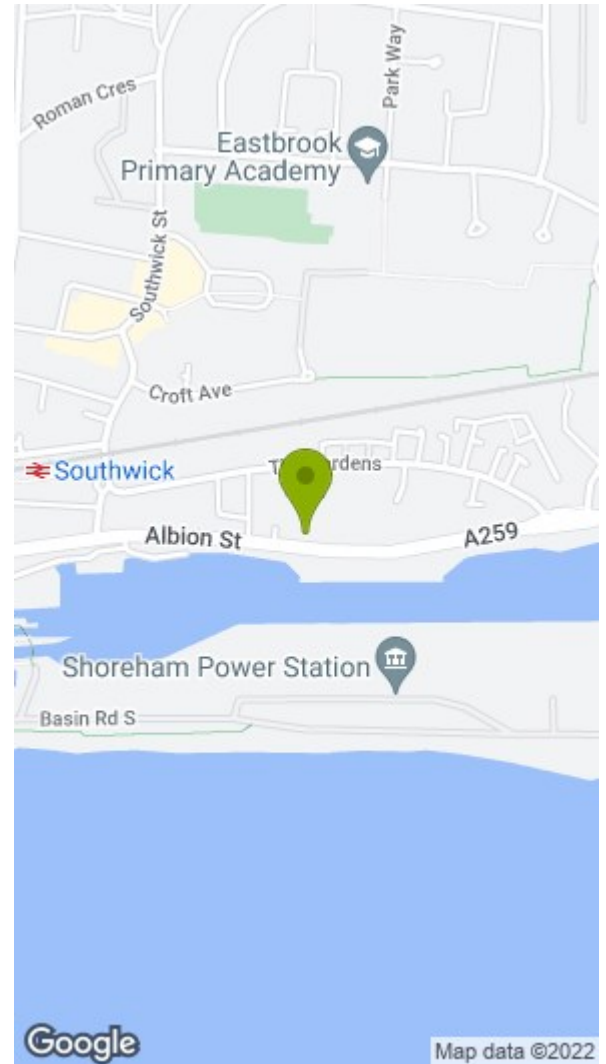
## Albion Street, Southwick, Brighton, BN42

Approximate Area = 1245 sq ft / 116 sq m  
 Limited Use Area(s) = 46 sq ft / 4 sq m  
 Outbuilding = 212 sq ft / 20 sq m  
 Total = 1503 sq ft / 140 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 818274



### 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales