



12 The Green | | Southwick | BN42 4DA





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£499,950

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WARWICK BAKER ESTAE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS LINK DETACHED PROPERTY ON THE GREEN, SOUTHWICK.

THE PROPERTY HAS BEEN FULLY REFURBISHED TO A HIGH STANDARD, INCLUDING FITTED MODERN KITCHEN, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM. SET IN A QUITE LOCATION WITH VIEWS OVER THE GREEN, THERE ARE 3/4 BEDROOMS, 18 FT LIVING ROOM AND A GARAGE AND PARKING AT THE REAR.

CALL NOW TO VIEW 01273 461144

- LINK DETACHED HOUSE
- FULLY REFURBISHED
- NEW KITCHEN
- GARAGE WITH PARKING
- NEW BATHROOM
- VIEWS OVER THE GREEN
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- CALL NOW TO VIEW
- 01273 461144

## ENTRANCE HALL

Doors giving access to Living / Dining Room, Bedroom 4 / Study and Cloakroom, stairs rising to the First Floor Landing.

## LIVING / DINING ROOM

18' x 13' (5.49m x 3.96m )

Double aspect, Westerly facing bay window with views over The Green, rear aspect windows and patio doors leading out onto the rear garden, door to

## KITCHEN

8'10 x 13'08 (2.69m x 4.17m)

Refitted modern kitchen with a range of wall and base level units, work surfaces, inset sink unit, inset 4 ring induction hob, extractor over, eye level double oven, integrated appliances, under stairs cupboard, rear aspect window, door giving access to the rear garden.

## STUDY / BEDROOM 4

12'02 x 8'07 (3.71m x 2.62m)

Front aspect window with views of The Green.

## CLOAKROOM

Refitted modern matching suite, low level W.C, wash hand basin with cupboards under.

## FIRST FLOOR LANDING

Doors giving access to all Bedrooms, Family Bathroom and Airing Cupboards. Loft access. Side aspect window.

## BEDROOM 1

15' x 13' (4.57m x 3.96m)

Westerly aspect window with views over The Green.

## BEDROOM 2

13' x 12'10 (3.96m x 3.91m)

Rear aspect window.

## BEDROOM 3

12'07 x 8'06 (3.84m x 2.59m)

Westerly aspect window with views over The Green.

## BATHROOM

Refitted modern suite, bath with centre taps, wall mounted shower

over, low level W.C, vanity unit with inset sink unit, cupboards under. Double glazed obscure glass rear aspect window.

## OUTSIDE

### FRONT GARDEN

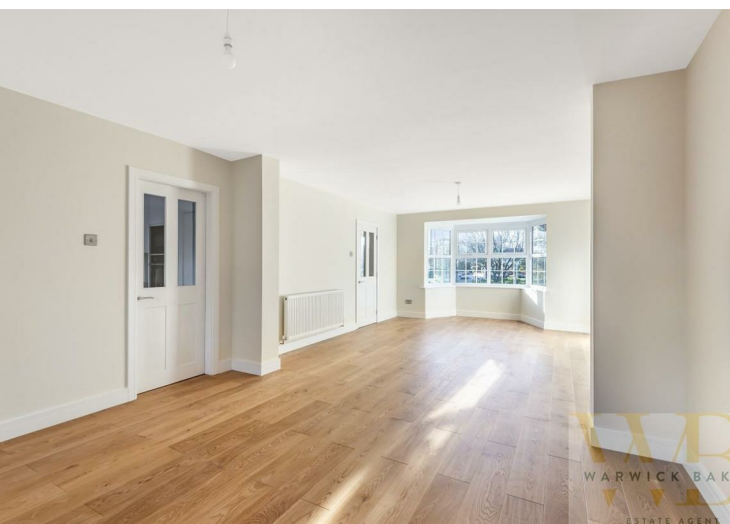
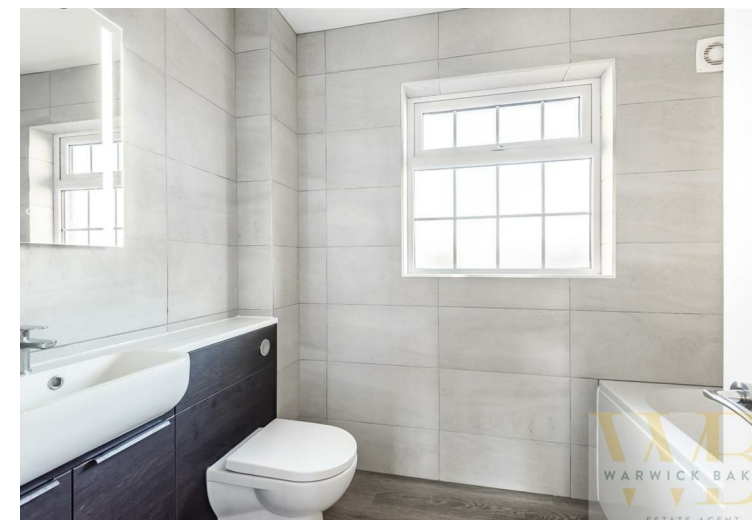
Laid to lawn, pathway to front door.

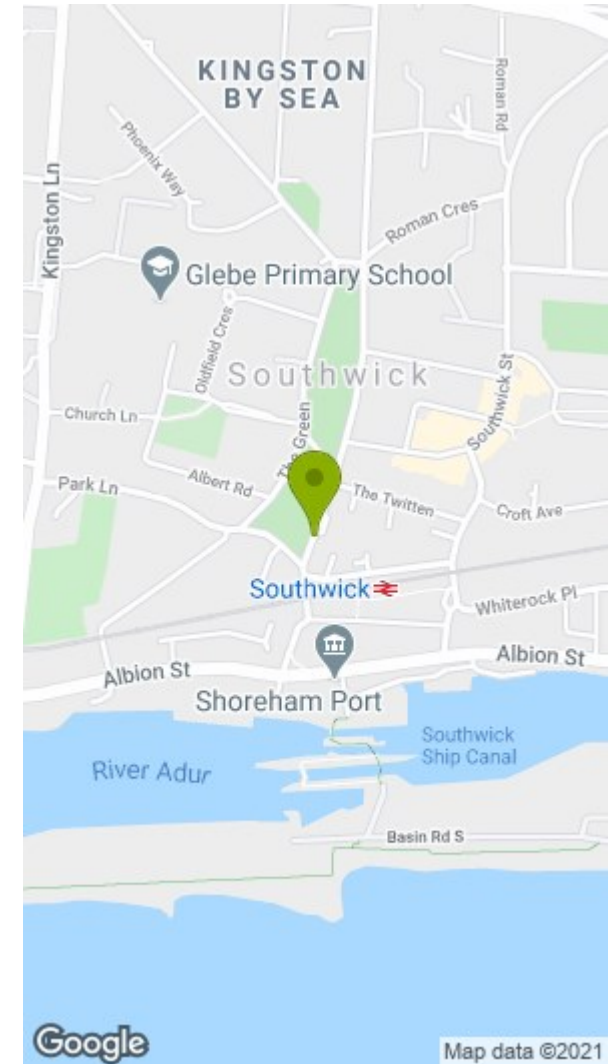
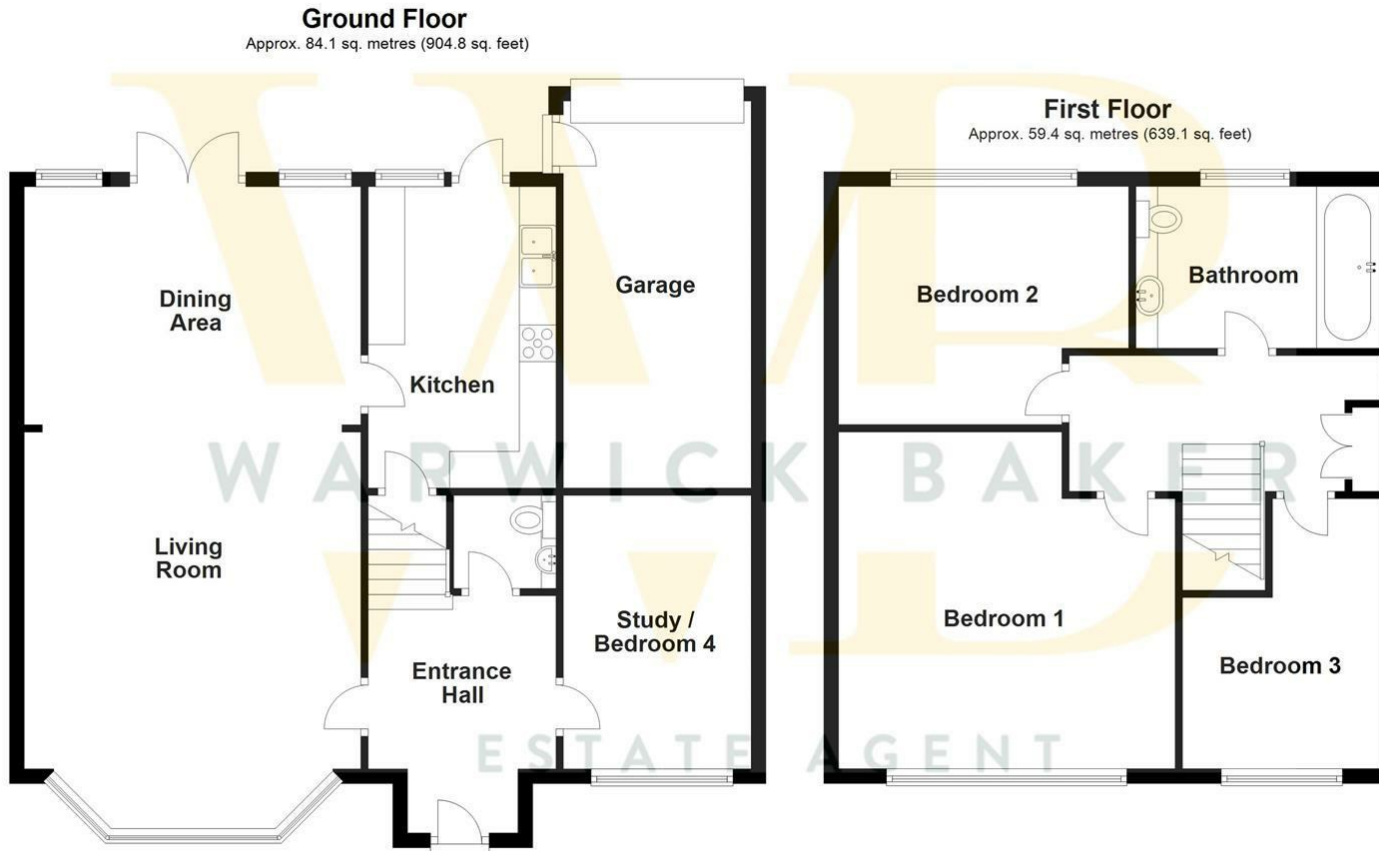
### REAR GARDEN

Walled garden, areas of lawn and patio. Gated side access, door to garage.

### DRIVEWAY & GARAGE

Parking for one car. Garage with up and over door, power and light.





**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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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