



32 Upper Kingston Lane | | Southwick | BN42 4YP



ESTATE AGENT



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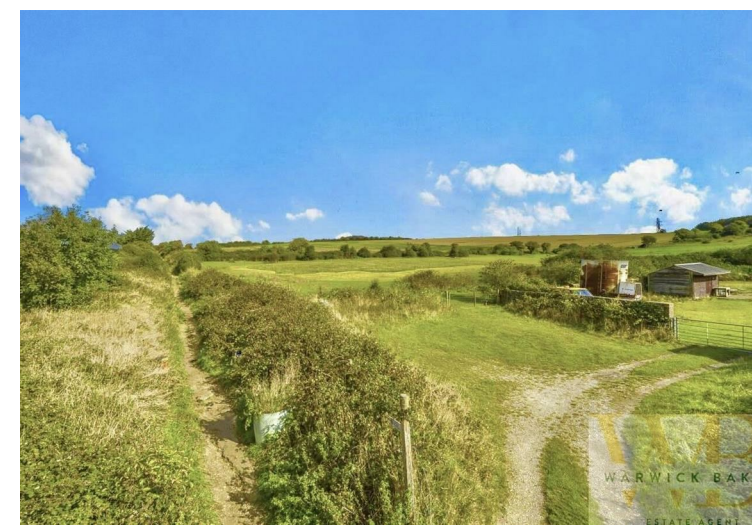
Offers In Excess Of £485,000

*** OFFERS IN EXCESS OF £485,000 ***

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

SITUATED ON THE SOUTH DOWNS NATIONAL PARK, THIS UNIQUE BUNGALOW HAS BEEN TRANSFORMED BY THE CURRENT OWNERS AND CONSISTS OF A 22'7 X 15' OPEN PLAN KITCHEN / DINING / FAMILY ROOM WITH SKYLIGHTS PROVIDING NATURAL LIGHT, PATIO DOORS OPENING OUT ONTO THE REAR GARDEN, A MODERN KITCHEN WITH INTEGRATED APPLIANCES, A SEPARATE LIVING ROOM WITH WESTERLY ASPECT FULL HEIGHT BAY WINDOW / BEDROOM 2, MASTER BEDROOM ALSO WITH A WESTERLY ASPECT FLOOR TO CEILING WINDOW AND WALK-IN-WARDROBE, A FURTHER BEDROOM THREE WITH A SOUTHERLY ASPECT AND A BREATHTAKING BATHROOM WITH VAULTED CEILING, VELUX STYLE WINDOW, WALK IN SHOWER, FREE-STANDING BATH, VANITY UNIT WITH WASH HAND BASIN & W.C.

- SEMI-DETACHED BUNGALOW
- LOCATED ON THE SOUTH DOWNS WITH VIEWS
- TWO / THREE BEDROOMS
- IMMACULATELY PRESENTED
- MODERN BATHROOM WITH VAULTED CEILING
- VENDORS SUITED - CALL NOW 01273 461144
- 22'7 EXTENDED KITCHEN / DINING / FAMILY ROOM
- WESTERLY ASPECT MASTER BEDROOM
- 14'3 WESTERLY ASPECT LIVING ROOM
- OFF-ROAD PARKING AND GARAGE

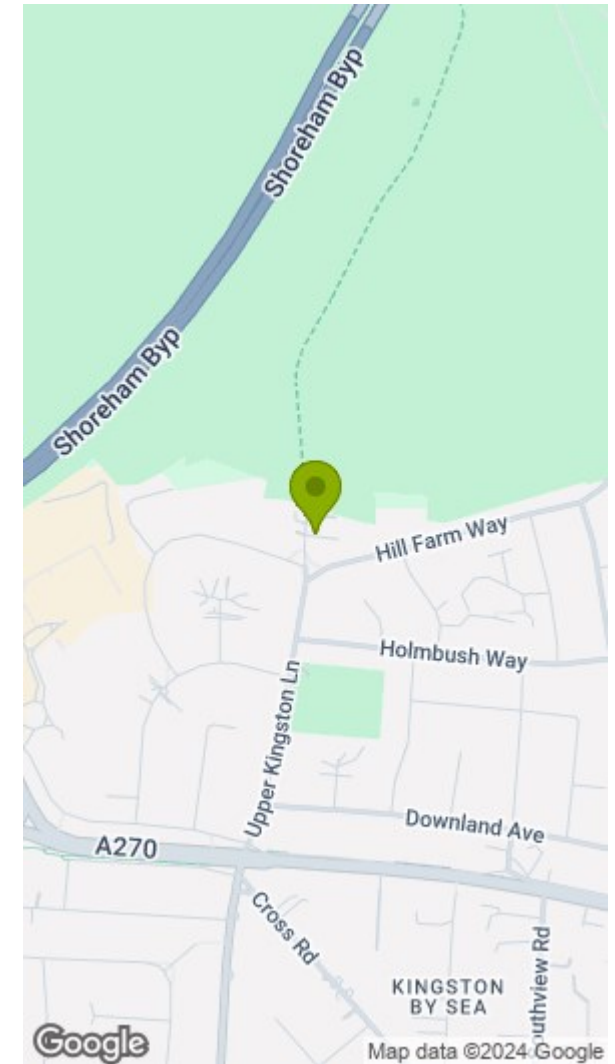


Upper Kingston Lane, Southwick, Brighton, BN42

Approximate Area = 1144 sq ft / 106.2 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1194404



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		73	(69-80) C
(55-68) D			(55-68) 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC