



3 Victoria Road | | Southwick | BN42 4DJ





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£625,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY WELL PRESENTED DETACHED FAMILY HOME IN VICTORIA ROAD, SOUTHWICK.

THE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION OVER TWO FLOORS WITH A 15'11 MODERN KITCHEN / BREAKFAST ROOM, 11'7 DINING ROOM, 21'10 LIVING ROOM, BEDROOM 3 AND SHOWER ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE ARE THREE FURTHER BEDROOMS AND A MODERN FAMILY BATHROOM.

VENDORS SUITED, PLEASE CALL TO VIEW - 01273 461144.

- DETACHED HOUSE
- 15'11 MODERN KITCHEN
- VENDORS SUITED
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM
- CALL NOW TO VIEW 01273 461144
- 21'10 LIVING ROOM WITH OPEN FIRE
- MODERN FIRST FLOOR BATHROOM
- 11'7 DINING ROOM WITH BAY WINDOW
- OFF ROAD PARKING

ENTRANCE HALL

Doors giving access to Kitchen / Breakfast Room, Dining Room, Bedroom 3, Ground Floor Shower Room, stairs turning and rising to the First Floor Landing.

KITCHEN / BREAKFAST ROOM

15'11 x 9'1 (4.85m x 2.77m)

Range of wall and base units, work surfaces, inset sink unit, inset hob with extractor, eye level double oven, integrated dishwasher, space for further appliances, front and side aspect windows.

DINING ROOM

11'7 x 11' (3.53m x 3.35m)

Front aspect bay window, double doors to

LIVING ROOM

21'10 x 11'9 (6.65m x 3.58m)

Bi-folding doors leading out onto the rear gardens, feature fire place.

BEDROOM THREE / STUDY

10'2 x 9'3 (3.10m x 2.82m)

Rear aspect window and door leading out onto the rear garden.

GROUND FLOOR SHOWER ROOM

Modern suite, walk in shower cubicle, wash hand basin, W.C, side aspect obscure glass window.

FIRST FLOOR LANDING

Doors giving access to all rooms, side aspect window.

BEDROOM ONE

12'9 x 12' (3.89m x 3.66m)

Rear aspect window, built in double wardrobes.

BEDROOM TWO

11'10 x 8'11 (3.61m x 2.72m)

Front aspect windows, built in wardrobe.

BEDROOM FOUR

9'8 x 8'2 (2.95m x 2.49m)

Rear aspect window, built in wardrobes.

BATHROOM

Fitted modern matching suite, panel enclose bath with shower, wash hand basin, W.C, front aspect obscure glass window.

OUTSIDE

FRONT GARDENS

Off road parking with electric charging point, area of patio, lawn with mature tree and shrub borders.

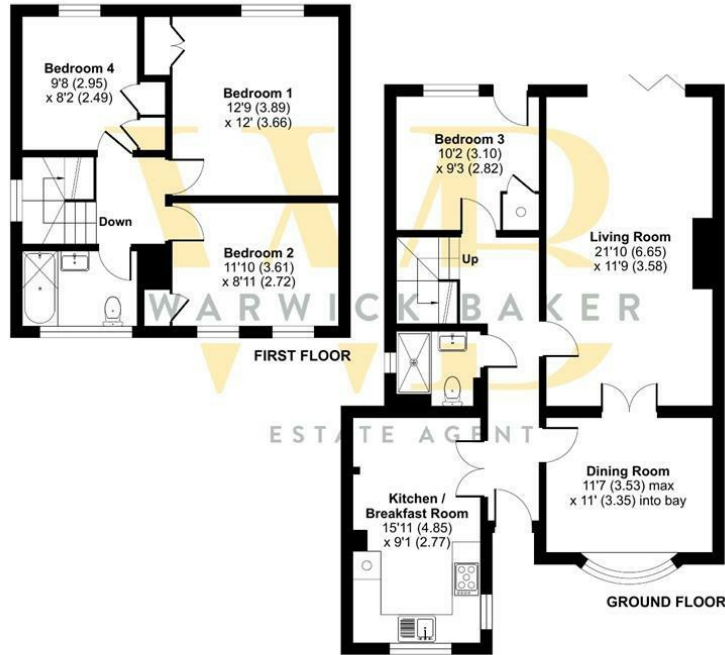
REAR GARDENS

Patio garden, gated side access.



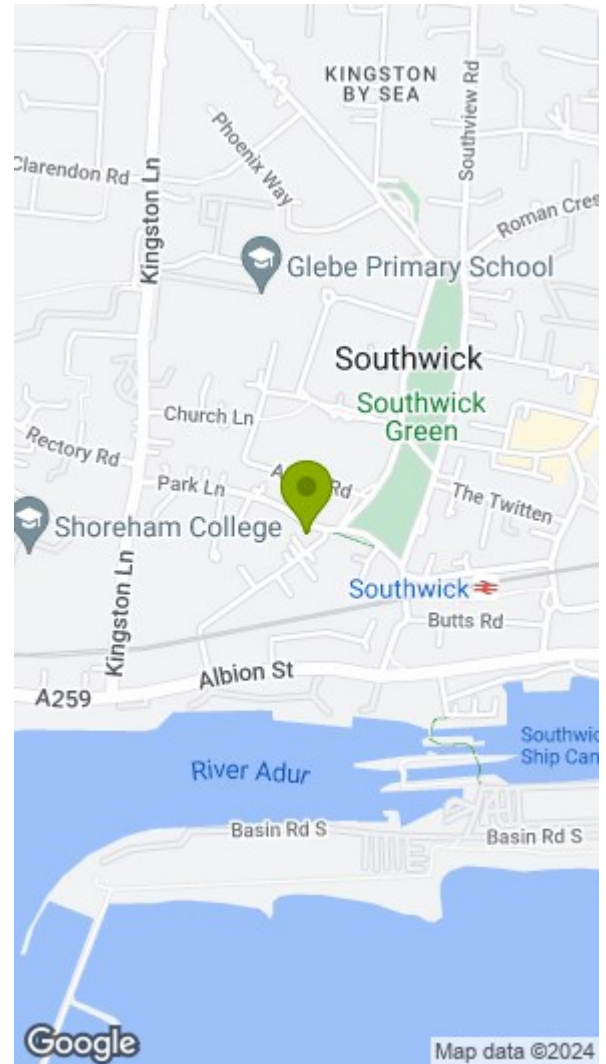
Victoria Road, Brighton, BN42

Approximate Area = 1309 sq ft / 121.6 sq m
For identification only - Not to scale



WARWICK BAKER
ESTATE AGENT

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1043157



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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	72	England & Wales	EU Directive 2002/91/EC	