



32 Downland Avenue | | Southwick | BN42 4RG





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Offers In The Region Of £399,995

\*\*\* £415,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS DETACHED PROPERTY.

IN NEED OF MODERNISATION, THE PROPERTY HAS A 14FT LIVING ROOM, SEPARATE DINING ROOM AND KITCHEN ON THE GROUND FLOOR, TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM ON THE FIRST FLOOR.

THERE IS OFF ROAD PARKING, A GARAGE AND SOUTHERLY ASPECT REAR GARDENS.

CALL NOW TO VIEW 01273 461144

- DETACHED
- OFF ROAD PARKING
- NO UPWARD CHAIN
- THREE BEDROOMS
- FULLY TILED SHOWER ROOM
- 14FT LIVING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- GARAGE
- IN NEED OF UPDATING THROUGHOUT

## ENTRANCE PORCH

Door to

## ENTRANCE HALL

Doors giving access to all rooms, stairs rising to First Floor Landing, under stairs storage.

## LIVING ROOM

14' x 12' (4.27m x 3.66m)

Double glazed bay window.

## DINING ROOM

Double glazed French Doors leading out onto the rear gardens.

## KITCHEN

8'10 x 8'10 (2.69m x 2.69m)

Range of wall and base level units, space for appliances, side and rear aspect windows, door leading out onto the rear gardens.

## FIRST FLOOR LANDING

Doors giving access to all rooms, side aspect window.

## BEDROOM 1

14' x 10'05 (4.27m x 3.18m )

Double glazed bay window.

## BEDROOM 2

12'03 x 10'06 (3.73m x 3.20m)

Double glazed rear aspect window.

## BEDROOM 3

8'08 x 7'10 (2.64m x 2.39m)

Front aspect window.

## SHOWER ROOM

Shower cubicle, wash hand basin, side aspect window.

## CLOAKROOM

Low level W.C, side aspect window.

## OUTSIDE

### FRONT GARDEN

Driveway, providing off road parking, area of lawn.

### REAR GARDEN

Southerly aspect, area of lawn and patio, mature shrubs.

### GARAGE

16' x 8'02 (4.88m x 2.49m)

With up and over door.



