



6 Southdown Road | | Southwick | BN42 4FT

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£819,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED 1930's FAMILY HOUSE. LOCATED IN THE HEART OF SOUTHWICK, WITHIN 100 METRES OF THE GREEN, SOUTHWICK MAINLINE RAILWAY STATION IS WITHIN 1 MILE ( LONDON VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE HALL, 16' LOUNGE, 15' KITCHEN/BREAKFAST ROOM, 14' DINING ROOM, THREE DOUBLE BEDROOMS, FAMILY ROOM, STUDY, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 46' FRONT DRIVEWAY, GARAGE, 90' SOUTH FACING LAWNED REAR GARDEN. LOCATED IN EASTBROOK PRIMARY AND SHOREHAM ACADEMY CATCHMENT AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- FAMILY ROOM + SEPARATE STUDY
- SOLAR PANELS PROVIDING ELECTRICITY
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM + EN-SUITE SHOWER ROOM
- NO UPWARD CHAIN
- 16' LOUNGE + 14' DINING ROOM
- 49' PRIVATE DRIVE + GARAGE
- 15' KITCHEN/BREAKFAST ROOM
- 90' SOUTH FACING REAR GARDEN

Front door leading to:

#### **ENTRANCE HALL**

**16'5" x 9'6" (5.02 x 2.91)**

Frosted glazed window to the side, double panelled radiator with display shelving over, parquet flooring, original coved ceiling, spot lighting, ornate ceiling rose.

Original wood panelled door off entrance hall to:

#### **DOWNSTAIRS CLOAKROOM**

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, single panel radiator, parquet flooring, frosted glazed window.

Frosted glazed door off entrance hall to:

#### **LOUNGE**

**16'7" x 16'7" (5.07 x 5.06)**

Into bay with double glazed windows to the front, double glazed window to the side having an easterly aspect, original feature fireplace with cast iron cradle, decorative insert, wood surround and mantle, slate hearth, single panel radiator, parquet flooring, spot lighting, original coved ceiling, ornate central ceiling rose.

Original wood panelled door off entrance hall to:

#### **KITCHEN/BREAKFAST ROOM**

**15'6" x 13'2" (4.73 x 4.03)**

Being 'L' shaped, comprising stainless steel sink unit with mixer tap inset into granite effect work top, slow closing storage cupboards under, space and plumbing for washing machine to the side, integrated ' BOSCH ' dishwasher to the side, adjacent matching work top with inset stainless steel ' BOSCH ' gas five ring hob, range of slow closing drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, canopied extractor hood, built in ' NEFF ' double electric oven to the side, storage cupboards under and over, built in ' WHIRLPOOL ' fridge/freezer to the side, further adjacent matching worktop to the side, slow closing drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, free standing four seater breakfast bar matching worktop, complimented by matching wall units over, larder style storage cupboard to the side housing '

WORCESTER ' gas fired combination boiler, door giving access to walk in larder with worktop and shelving, double glazed windows to the rear having a favoured southerly aspect, vinyl tiled flooring, single panel radiator, LED downlighting.

Part frosted glazed door off kitchen/breakfast room to:

#### **LEAN TO AREA**

**21'9" x 9'4" (6.65 x 2.85)**

Comprising two sets of work tops with range of drawers and cupboards under, shelving over, door giving access to the front driveway, door giving access to the rear garden, vinyl flooring, sloping roof.

Frosted glazed door off entrance hall to:

#### **DINING ROOM**

**14'6" x 11'9" (4.42 x 3.59)**

Double glazed windows to the rear having a favoured southerly aspect, two built in pine with drawers, cupboards and display shelving, parquet flooring, double panelled radiator, original coved ceiling, ornate central ceiling rose, spotlighting.

Part glazed door off dining room to:

#### **FAMILY ROOM**

**17'3" x 11'3" (5.28 x 3.45)**

Double glazed windows to the rear having a favoured southerly aspect, two double panelled radiators, range of built in shelving.

Door off family room to:

#### **STUDY**

**11'7" x 6'6" (3.55 x 2.00)**

Double panelled radiator, wood block flooring, spotlighting.

Double glazed door off family room to:

#### **CONSERVATORY ROOM**

**12'0" x 12'0" (3.66 x 3.66)**

Being fully double glazed, corner sink unit with tap and tiled splash back, tiled flooring, twin double glazed French doors to the rear garden, sloping glazed roof.

#### **LANDING**

Window to the side having a westerly aspect, built in double doored storage cupboard with slatted shelving, double doored storage cupboard over. access to loft storage space.

Original wood panelled door off landing to:

#### **BEDROOM 1**

**12'2" x 12'2" (3.73 x 3.72)**

Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over.

Double doors off bedroom 1 to:

#### **EN-SUITE SHOWER ROOM**

**11'1" x 6'9" (3.40 x 2.08)**

Being part tiled, comprising marble effect worktop with twin wash hand basins with hot and cold taps, towel rail under, tiled splash back with mirror and lighting over, low level wc, double panelled radiator, heated hand towel rail, double glazed windows to the rear having a favoured southerly aspect, step in shower cubicle with built in shower with separate shower attachment, hand grip, shower door.

Original wood panelled door off landing to:

#### **BEDROOM 2**

**14'11" x 11'6" (4.57 x 3.52)**

Double glazed windows to the front, double panelled radiator, recessed wood worktop with inset wash hand basin with hot and cold taps, double doored storage cupboard under, storage cupboard to the side with hanging space, open fire place with tiled insert, wood surround and mantle, picture rail.

Original wood panelled door off landing to:

#### **BEDROOM 3**

**13'2" x 8'2" (4.02 x 2.51)**

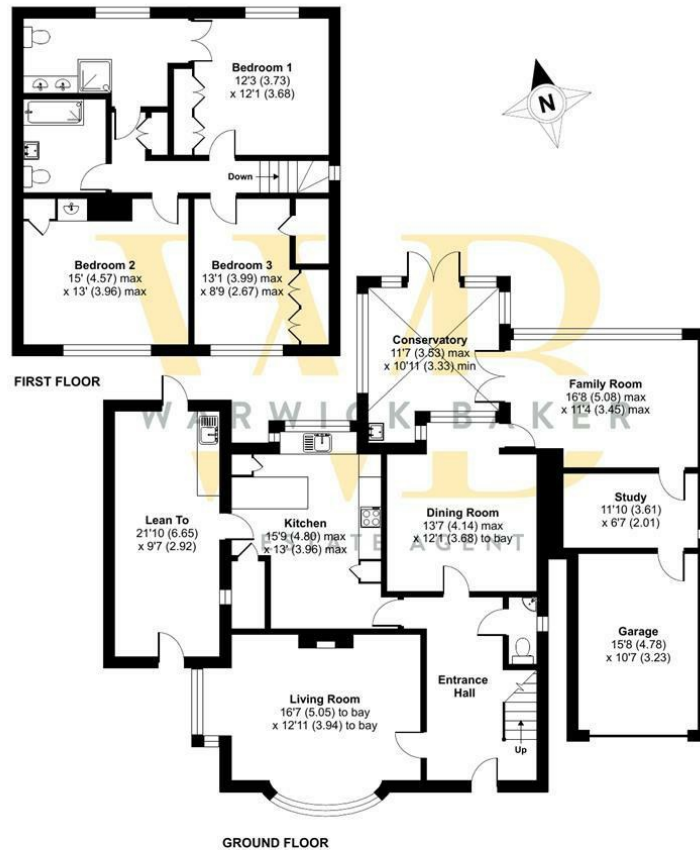
Double glazed windows to the front having a favoured southerly aspect, two built in double doored wardrobes with hanging and shelving space, double panelled radiator, door giving access to high level storage cupboard.

Original wood panelled door off landing to:



## Southdown Road, Southwick, Brighton, BN42

Approximate Area = 2490 sq ft / 231.3 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1037802



### 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) 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 <sub>2</sub> emissions	
76	85		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC