



17 Overhill | | Southwick | BN42 4WL

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 17 Overhill | | Southwick | BN42 4WL

Offers In The Region Of £410,000

SOLD BY WARWICK BAKER ESTATE AGENTS  
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!  
01273 461144 - [george@warwickbaker.co.uk](mailto:george@warwickbaker.co.uk)

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SPACIOUS DETACHED CHALET BUNGALOW. THE BUNGALOW BENEFITS FROM ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, REAR SITTING ROOM/BED 3, DINING ROOM/BED 4, GROUND FLOOR SHOWER ROOM, SEPARATE WC, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM., SHARED DRIVE WITH GARAGE, REAR GARDEN, VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

Southwick is situated between Shoreham by Sea and Portslade and has a good selection of shops and banks, and a modern health centre and library. Southwick Station has good services to Brighton and London and all stations to the West. There is a bus service to Brighton from Southwick Square and the no. 700 bus runs along the A259 to Brighton in the East and Chichester to the West. The Holmbush Centre with Tesco, Marks and Spencer and Next superstores is approximately a 5 minute drive from the property.

- ENTRANCE HALL
- DINING ROOM/BED 4
- REAR GARDEN
- LOUNGE
- SHOWER ROOM SEPARATE WC
- GARAGE
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- REAR SITTING ROOM/BED 3
- FAMILY BATHROOM

## FRONT DOOR

UPVC part glazed leaded light front door leading to:

## PORCH

Inner porch with wooden Georgian style inner door leading to:

## HALLWAY

"L" shaped,, two large storage cupboards with shelving, feature archway, single panel radiator, UPVC frosted double glazed window

Door off hallway leading to:

## SHOWER ROOM

Shower cubicle with electric "Triton" shower with sliding doors, wash hand basin with hot and cold taps inset into vanity unit, storage cupboard below, UPVC frosted leaded light window above, mirror with towel rail below, single panel radiator, carpeted,

Door off hallway leading to:

## DOWNSTAIRS CLOAKROOM

5'2" x 2'7" (1.6m x 0.8m)

Double panelled radiator, low level w.c., UPVC frosted leaded light window above, fully tiled and carpeted,

Wooden glazed door off hallway leading to:

## LOUNGE

17'8" x 12'1" into bay window (5.4m x 3.7m into bay window)

Gas fire inset to mantle and hearth, feature archway to either side with glass shelving, single panel radiator, UPVC double glazed window above giving views over front garden, fully carpeted,

Wooden glazed door off hallway leading to:

## DINING ROOM/BEDROOM 4

11'1" x 10'5" into bay window (3.4m x 3.2m into bay window)

Double panelled radiator, UPVC double glazed window above giving views over front garden, fully carpeted,

Wooden glazed door off hallway leading to:

## KITCHEN

10'9" x 10'2" (3.3m x 3.1m)

1 1/2 bowl sink with mixer tap inset into roll edge marble effect work top, UPVC double glazed leaded light window above to side of property, range of storage and drawer units below, complemented by matching wall units and corner display unit, further roll edge work top to side, space for cooker, extractor hood above, corner display base unit complemented by matching wall units, built-in cupboard with shelving, further roll edge work top to side, range of base and drawer units below complemented by glass display cupboard above, small central island with marble effect work top, range of display units below, laminate flooring,

Archway leading to:

## BREAKFAST ROOM

13'1",9'10" x 8'6" (4.3m x 2.6m)

Built-in dresser featuring glass display cabinet and drawer with storage cupboard below, UPVC double glazed leaded light door giving access to drive and rear garden, double panelled radiator, UPVC leaded light double glazed window above giving views over rear garden, further range of storage cupboards, UPVC double glazed leaded light door leading to rear garden, laminate flooring

Wooden glazed door off hallway leading to :

## REAR SITTING ROOM/BEDROOM 3

13'1" x 12'1" (4.0m x 3.7m)

Double panelled radiator with feature arch display unit above with glass shelving, UPVC double glazed leaded light window having views over the rear garden, electric fire with surround, fully carpeted,

## STAIRCASE TO FIRST FLOOR LANDING

Access to eaves storage

## BEDROOM 1

15'8" x 14'9" (4.8m x 4.5m)

Dual aspect, double panelled radiator with UPVC double glazed windows to side, further UPVC double glazed window, feature port hole frosted glass window, fully carpeted

Door off landing leading to:

## BEDROOM 2

15'8" x 11'5" (4.8m x 3.5m)

Single panelled radiator with UPVC double glazed window above, large semi fitted wardrobe, fully carpeted

Door off landing leading to:

## FAMILY BATHROOM

7'10" x 6'10" (2.4m x 2.1m)

Panelled bath with hot and cold tap, pedestal wash hand basin with hot and cold taps, UPVC frosted glass double glazed window above, low level w.c., double panelled radiator, mirror with glass shelves below, built-in storage cupboard with shelves, part tiled, fully carpeted,

## OUTSIDE

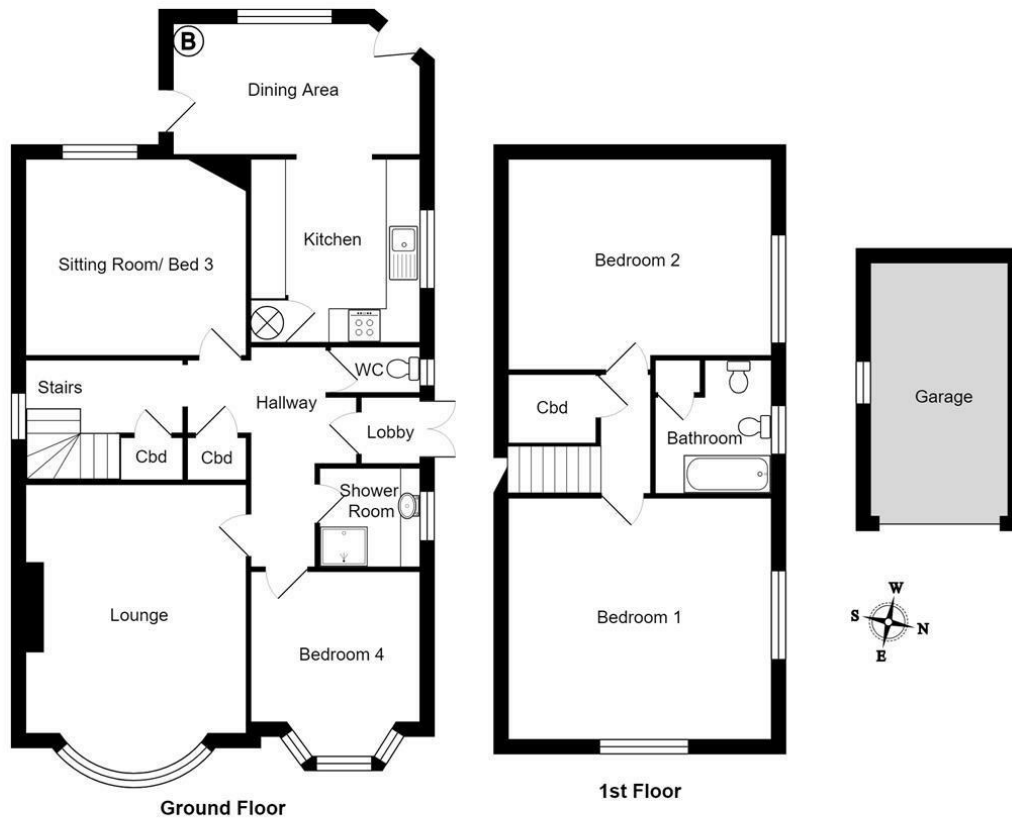
## REAR GARDEN

30' x 26' (9.14m x 7.92m)

Fully paved, raised patio area with gate leading to shared driveway, further paved area with raised borders with a selection of established shrubs, bushes and fruit trees, greenhouse and wooden corner summer house, garden is enclosed by wooden fencing. Further side access to front of property.

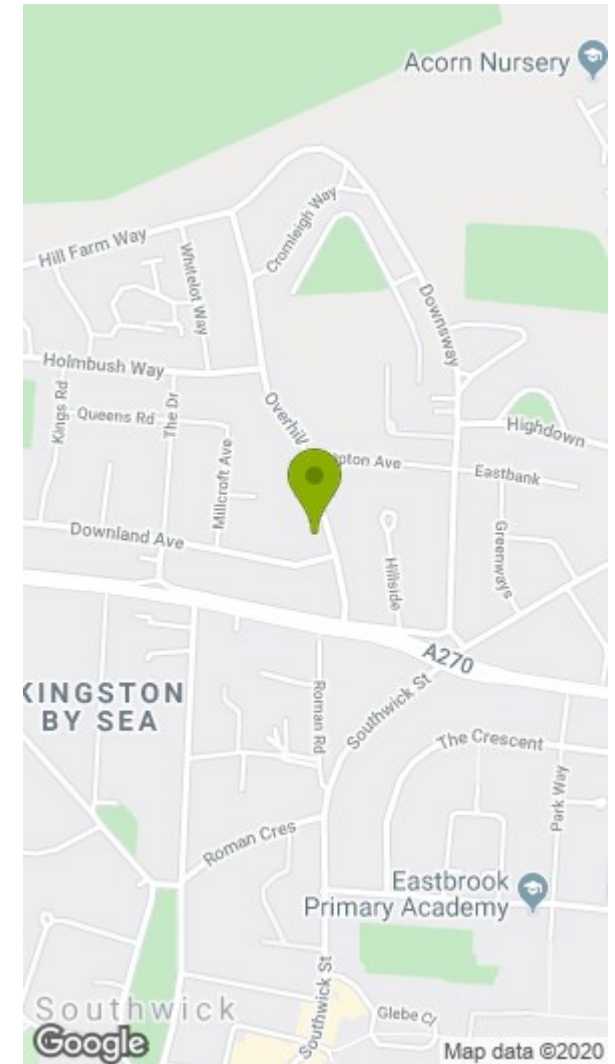
## GARAGE





Total Area: 133.8 m<sup>2</sup> ... 1440 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2018



**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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		70
(55-68) D			(55-68) D		
(39-54) E		54	(39-54) E		45
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	