

SINNOTT GREEN

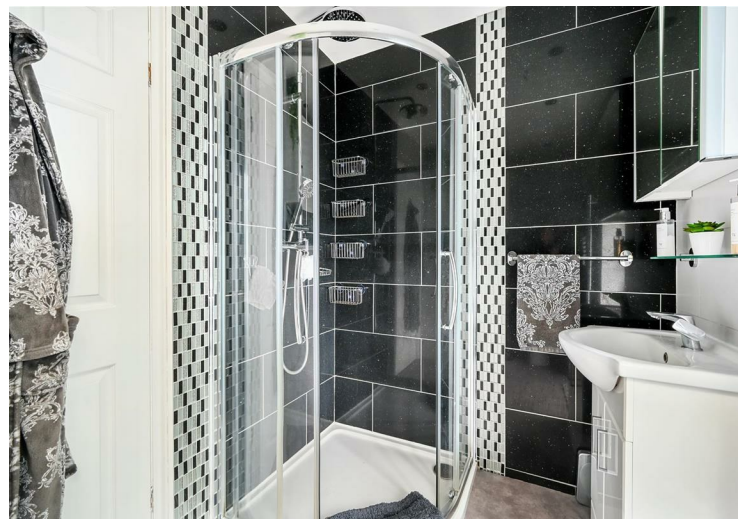
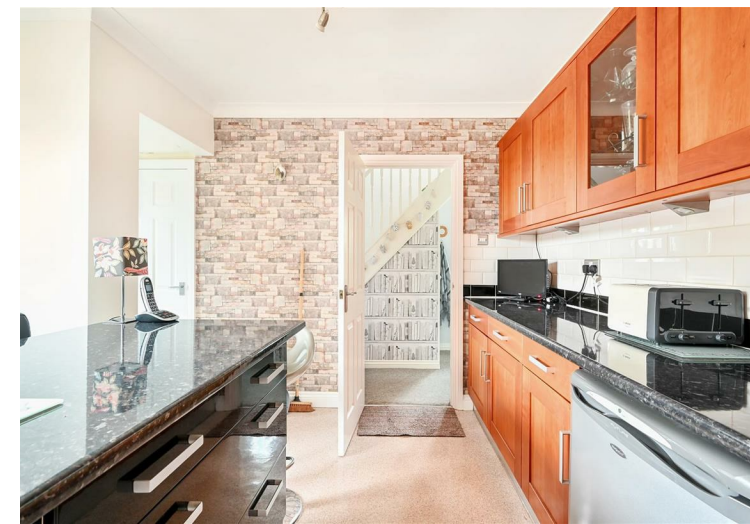
Sales & Lettings



Downsway, Southwick, West Sussex BN42 4WB Offers In Excess Of £400,000 Freehold



- Three Bedrooms
- 19 ft X 12 ft Lounge
- 13'5 x 11'10 Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Balcony with Sea Views
- Corner Plot Gardens
- Garage & Drive
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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This semi detached family home is set in a CORNER PLOT in a popular area and offers some great features. THREE BEDROOMS, 19 ft x 12 ft lounge, 13'5 ft x 11'10 ft KITCHEN/BREAKFAST ROOM, utility room, ground floor cloakroom, balcony with sea views, , GARAGE AND PRIVATE DRIVE, garden on three sides, CHAIN FREE

ENCLOSED PORCH

upvc double glazed windows and upvc double glazed double doors, front door to

ENTRANCE HALL

radiator, understairs cupboard, stairs to the first floor, door to

LOUNGE

19'7 x 12' (5.97m x 3.66m)

feature fire place with inset gas real flame fire, shelving fitted into recess two radiators, coving, three upvc double glazed windows, two wall lights

KITCHEN/BREAKFAST ROOM

13'5 x 11'10 (4.09m x 3.61m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, an ample range of base and eye level units, island unit with drawers under, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN. FITTED FRIDGE, FREEZER AND DISHWASHER, under unit lighting, two radiators, coving, upvc double glazed double doors to the garden

CLOAKROOM

comprising of a wc with concealed cistern, wash hand basin with cupboard under, cupboard housing the gas fired boiler

INNER HALLWAY

with upvc double glazed doors to the garden at either end, door to

UTILITY ROOM

comprising of an inset sink unit, adjacent working surfaces, space and plumbing for washing machine, space for fridge freezer, upvc double glazed window

FIRST FLOOR LANDING

double cupboard with shelf and hanging space, upvc double glazed window, coving, doors to

BEDROOM ONE

12'2 x 12'2 (3.71m x 3.71m)

full width fitted wardrobes with shelving, ample hanging space and six doors, radiator, coving, two upvc double glazed windows

BEDROOM TWO

11'10 x 9'8 (3.61m x 2.95m)

airing cupboard housing a lagged tank and linen shelves, coving, radiator, built in shelved cupboard, upvc double glazed window

BEDROOM THREE

10'4 x 6'11 (3.15m x 2.11m)

radiator, coving, dual aspect upvc double glazed windows,

SHOWER ROOM

comprising of a corner shower cubicle with sliding glass doors, wash hand basin with cupboard under, low level wc, fitted white gloss cupboards, medicine cabinet with mirror doors and lighting, ladder style heated towel rail, tiled walls, inset down lighters, frosted upvc double glazed door to

BALCONY

railings, super sea views

CORNER PLOT GARDENS

on three sides of the property, with areas of lawn, flower and shrub beds, paved patio area and a wildlife pond

PRIVATE DRIVE

providing additional parking and leading to

GARAGE

15'8 x 8'10 (4.78m x 2.69m)

up and over door, frosted upvc double glazed window, upvc door to the garden

THE LOCATION

in a popular road with local shops and amenities in nearby Windmill Parade and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Southwick Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



Downsway, BN42
Approximate Gross Internal Area = 99 sq m / 1064 sq ft
Approximate Garage Internal Area = 13 sq m / 138 sq ft
Approximate Total Internal Area = 112 sq m / 1202 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green