

# SINNOTT GREEN

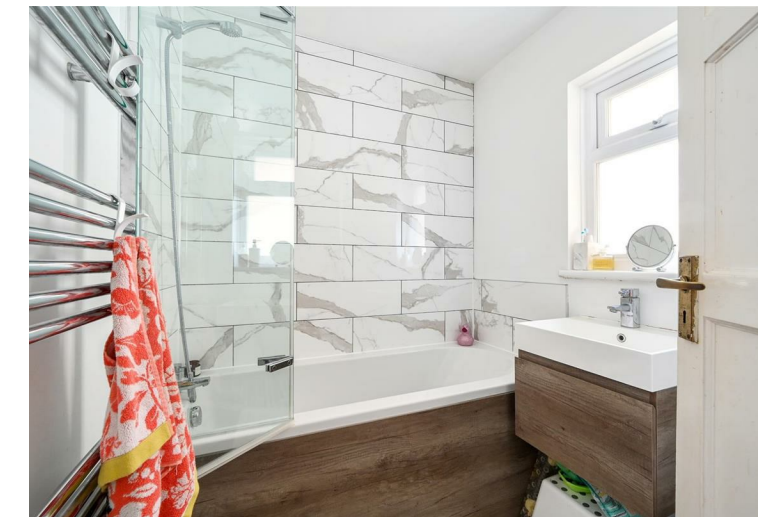
Sales & Lettings



**Downsway,, Southwick, West Sussex BN42 4WE**  
**Offers In Excess Of £450,000 Freehold**



- Three Double Bedrooms
- Lounge
- Feature Kitchen/Dinning Room
- Bathroom & Ensuite
- Double Garage
- South Facing Garden
- Panoramic Sea Views



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

**Portslade Office**  
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A super EXTENDED FAMILY HOME with a loft conversion and a rear extension. THREE DOUBLE BEDROOMS, lounge, feature kitchen/dining room, MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM, family bathroom, DOUBLE GARAGE, south facing garden, PANORAMIC SEA VIEWS, double glazing, gas central heating

**ENTRANCE HALL**

via a frosted upvc double glazed front door, stairs to the first floor, frosted upvc double glazed window, under stairs storage cupboard, radiator, door to

**LOUNGE**

feature cast iron fire place with inset electric fire and gas point, cupboards and shelving fitted into recesses, laminate flooring, contemporary wall mounted radiator, upvc double glazed bay window

**KITCHEN/DINING ROOM**

a real feature, and fitted with modern matching white gloss units comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with ample base and eye level units, and drawers, INSET FIVE RING GAS HOB WITH FITTED EXTRACTOR HOOD OVER, TWO FULL SIZE ELECTRIC FAN ASSISTED OVENS, INTEGRATED DISH WASHER, space and plumbing for washing machine concealed behind a unit, space for an American style Fridge Freezer, wall mounted gas fired Worcester Combination boiler, concealed behind a unit, inset downlighters, laminate flooring

**DINING AREA**

a great size, with space for a table and a sofa, wall mounted contemporary radiator, laminate flooring, inset downlighters, large upvc double glazed windows and upvc double glazed double doors to the garden

**FIRST FLOOR LANDING**

upvc double glazed window, storage recess, inset downlighters, stairs to the second floor, doors to

**MASTER BEDROOM**

built in double wardrobe, radiator, upvc double glazed window

**ENSUITE DRESSING ROOM**

ample hanging and shelving space

**ENSUITE SHOWER ROOM**

a modern matching white suite comprising of a tiled shower cubicle with glass door, wash hand basin with drawer under, low level wc, extractor fan, porcelain tiled floor, frosted upvc double glazed window

**BEDROOM THREE**

radiator, upvc double glazed window with view over open land and sea views

**BATHROOM**

comprising of a mixer tap, shower attachment and glass shower screen, wash hand basin with drawer under, low level wc, ladder style heated towel rail, extractor fan, part tiled walls, porcelain tiled floor, frosted upvc double glazed window

**SECOND FLOOR**

**BEDROOM TWO**

triple aspect Velux windows with Sea views and views over open land, radiator, three eaves storage cupboards, inset downlighters

**FRONT GARDEN**

paved patio, raised brick flower and shrub bed

**SOUTH WEST FACING GARDEN**

decking adjacent to the property with storage under and great sea views, steps down to area of lawn, rear and side gates

**DOUBLE GARAGE**

at the rear, electronic roller shutter doors, currently partitioned and used as a gym and a recreation room, with power and light and internet, upvc double glazed windows, built in storage cupboard cupboard, side door

**PRIVATE DRIVE**

in front of the garage offering off road parking.

**THE LOCATION**

in a residential road with local shops and amenities in 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.

