

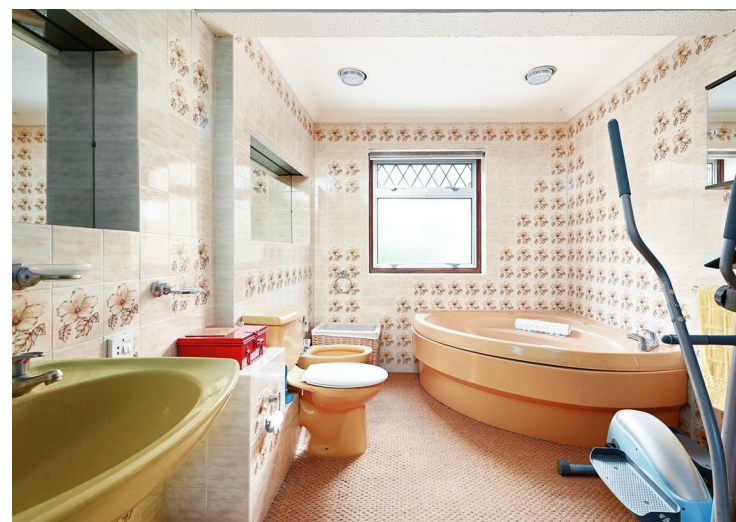
# SINNOTT GREEN

Sales & Lettings



**Highdown Close, Southwick, West Sussex BN42 4QW**  
**£500,000 Freehold**

- Extended Semi
- Five Bedrooms
- Three Reception Rooms
- Spacious Bathroom
- Two Cloakrooms
- 27 ft Garage
- Needs Updating
- Chain Free



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

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This spacious, EXTENDED SEMI DETACHED home is in need of updating but has the potential to be a super family home. FIVE BEDROOMS, Lounge/Dining Room, Sun Room , Conservatory, 14 FT KITCHEN, ground and first floor cloakrooms, large bath/shower room, 27'10 GARAGE, double glazing, gas central heating, CHAIN FREE

**ENCLOSED PORCH**

double glazed front door, dual aspect double glazed windows, sliding door to

**ENTRANCE HALL**

radiator, stairs to the first floor, door to

**THROUGH LOUNGE**

24'5 x 14'3 (7.44m x 4.34m)

fire place with wood surround, radiator, coving, wall lights, sliding double glazed patio doors to the Sun Room, door to

**KITCHEN**

14'4 x 8'2 (4.37m x 2.49m)

comprising of a sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker and fridge, space and plumbing for washing machine, built in cupboard, double glazed window, door to

**SUN ROOM**

11'8 x 8'3 (3.56m x 2.51m)

wall lights, radiator, sliding double glazed patio doors to the garden, sliding double glazed patio doors to

**CONSERVATORY**

11'9 x 7'3 (3.58m x 2.21m)

skylight, upvc double glazed windows, upvc double glazed double doors to the garden

**CLOAKROOM**

comprising of a low level wc, wash hand basin with cupboard under, extractor fan

**FIRST FLOOR LANDING**

loft access, airing cupboard housing lagged tank and linen shelves, doors to

**BEDROOM ONE**

13'1 x 10'11 (3.99m x 3.33m)

radiator, tv aerial point, double glazed window

**BEDROOM TWO**

11' x 8'7 (3.35m x 2.62m)

radiator, double glazed window

**BEDROOM THREE**

14'7 x 7'8 (4.45m x 2.34m)

radiator, double glazed window

**BEDROOM FOUR**

9'2 x 7'8 (2.79m x 2.34m)

radiator, double glazed window

**CLOAKROOM**

comprising of a low level wc, pedestal wash hand basin, tiled walls, frosted double glazed window

**BEDROOM FIVE**

10' x 7 (3.05m x 2.13m)

radiator, double glazed window

**BATH/SHOWER ROOM**

a spacious bathroom, comprising of a panelled corner bath, shower cubicle, pedestal wash hand basin, low level wc, bidet, tiled walls, radiator/heated towel rail, shaver point, frosted upvc double glazed window

**REAR GARDEN**

area of lawn, flower and shrub beds, various trees and shrubs, screened by panel fencing and walled at the rear, side gate

**FRONT GARDEN**

mainly laid to lawn

**PRIVATE DRIVE**

providing additional parking for several vehicles and leading to

**GARAGE**

27'10 x 7'9 (8.48m x 2.36m)

up and over door, power and light, rear door to the garden

**THE LOCATION**

In a quiet cul de sac and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Southwick and Portslade 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

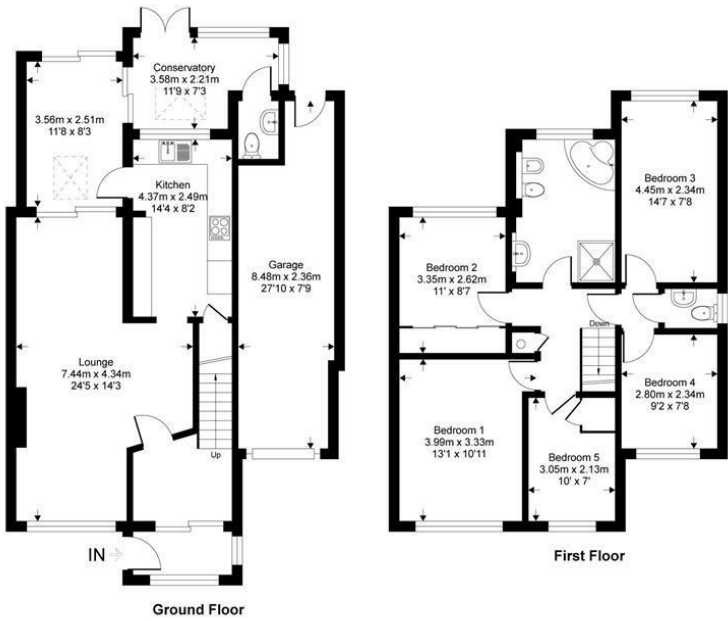


**Highdown Close, BN42**

Approximate Gross Internal Area = 132 sq m / 1423 sq ft

Approximate Garage Internal Area = 18 sq m / 193 sq ft

Approximate Total Internal Area = 150 sq m / 1616 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