



Prince Charles Close, Southwick, West Sussex BN42 4PQ
£375,000 Freehold



- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Cloakroom
- Modern Bathroom
- South Facing Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This end terrace family home has been well maintained by the owners with features that include a modern open plan layout. THREE BEDROOMS, Lounge/dining room that is open to the MODERN KITCHEN, ground floor cloakroom, modern bathroom, SOUTH FACING GARDEN, UPVC double glazing, gas central heating

COVERED PORCH

front door to

ENTRANCE HALL

stairs to the first floor, built in coats/storage cupboard, coving, two under stairs cupboards (one with power and light)

CLOAKROOM

comprising of a low level wc, wash hand basin with tiled splashback, heated towel rail, frosted upvc double glazed window

LOUNGE/DINING ROOM

15'7 x 15'6 (4.75m x 4.72m)

karndean flooring, radiator, coving, upvc double glazed windows and upvc double glazed door to the garden, open to

KITCHEN

13'6 x 9'2 (4.11m x 2.79m)

fitted with modern matching units and comprising of an inset Rangemaster twin sink unit, adjacent working surfaces, base and eye level units, space for a range cooker, space for an American style fridge-freezer, space and plumbing for a washing machine, coving, Karndean flooring, upvc double glazed windows

FIRST FLOOR LANDING

built in cupboard, coving, loft access, doors to

BEDROOM ONE

15' x 9'3 (4.57m x 2.82m)

coving, radiator, upvc double glazed window with southerly views

BEDROOM TWO

14' x 9'3 (4.27m x 2.82m)

radiator, coving, upvc double glazed window

BEDROOM THREE

9'1 x 6'1 (2.77m x 1.85m)

radiator, coving, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with a separate overhead electric shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled floor, tiled walls, coving, frosted upvc double glazed window

SOUTH FACING GARDEN

slate tiled patio adjacent to the house, raised brick flower and shrub beds, brick built BBQ, low brick wall with a few steps down to an area of lawn, garden shed, fenced on all sides, side gate

FRONT GARDEN

raised flower and shrub beds, part stone laid, outside tap

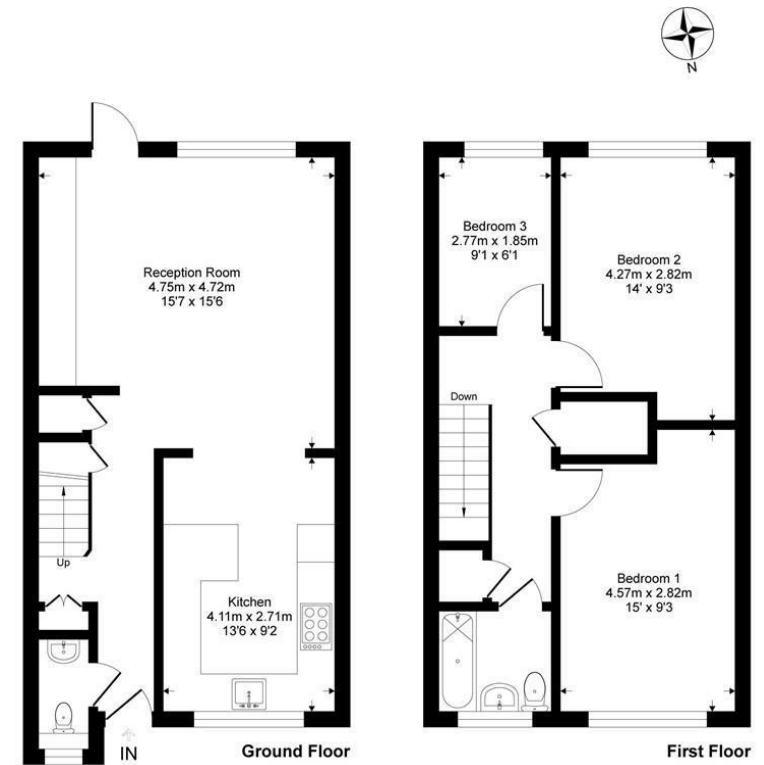
THE LOCATION

set on a south facing plot towards the end of a no through road with local facilities available in both Windmill Parade and Portslade Village Centre 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



Prince Charles Close, BN42
Approximate Gross Internal Area = 87 sq m / 939 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 mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green