



2



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D





Robert Luff & Co are delighted to present this spacious and beautifully presented two double bedroom semi-detached bungalow, enviably located backing directly onto the South Downs National Park on Southwick Hill. The property, which has been the subject of great improvement by the current owners, features: Off street parking for several vehicles, contemporary fitted kitchen & bathroom, a good size garden with gate opening onto the Downs and distant sea views. VIEWING ESSENTIAL!!

### Key Features

- Semi-Detached Bungalow
- Backing Onto South Downs
- Distant Sea Views
- Potential For Loft Conversion (STNC)
- Ample Off Street Parking
- Well Presented Throughout
- Contemporary Kitchen & Bathroom
- Two Double Bedrooms
- EPC: D
- Council Tax Band: C

#### Entrance Hall

**South Facing Living Room**  
*4.17m x 3.40m (13'8" x 11'2")*

**Kitchen**  
*3.56m x 3.30m (11'8" x 10'10")*

**Bedroom One**  
*3.58m x 3.48m (11'9" x 11'5")*

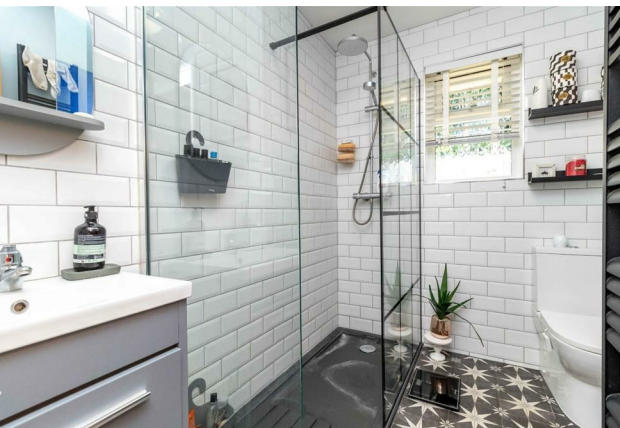
**Bedroom Two**  
*3.35m x 2.84m (11' x 9'4")*

#### Contemporary Shower Room

#### Outside

**Attractive Rear Garden**  
With gate accessing Southwick Hill to the rear.

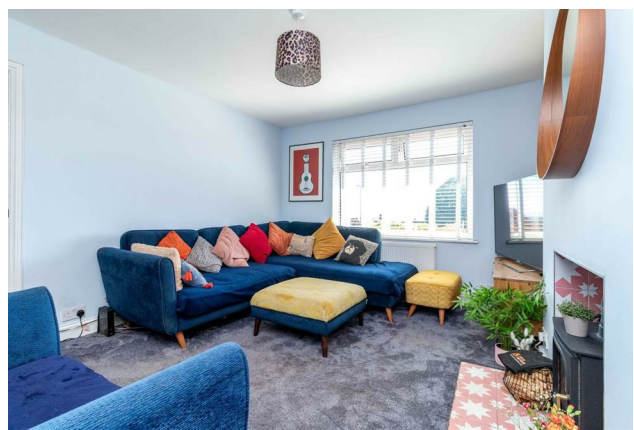
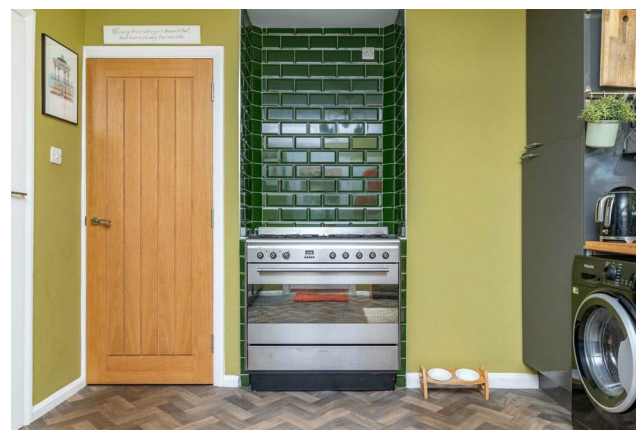
**Parking**  
Ample parking for 2+ vehicles.



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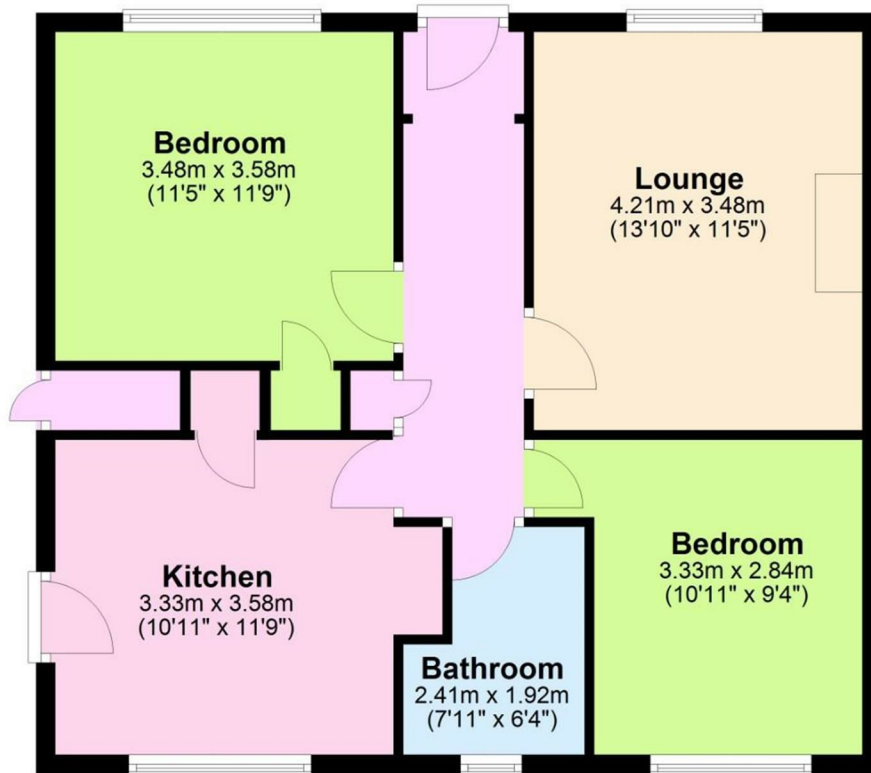
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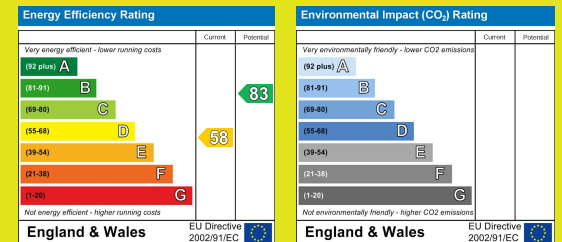
# Floor Plan Downsway

## Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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