













## 44 Overhill

Southwick, BN42 4WJ

## Guide price £400,000 - £425,000

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This beautifully presented two-bedroom semi-detached bungalow, located in the desirable residential area of Southwick, offers stylish and comfortable living with the added benefit of off-street parking.

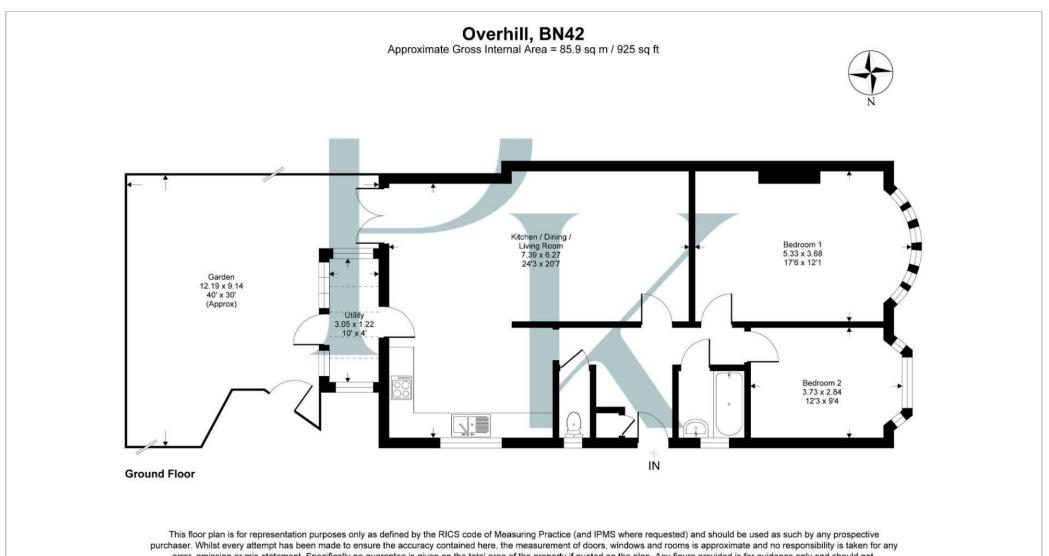
The home features two generously sized bedrooms positioned at the front of the property, both filled with natural light from the large bay windows. At the heart of the home is a bright and spacious open-plan kitchen and living area, designed for modern living and perfect for entertaining. The contemporary kitchen is well-equipped, and large French doors open onto the garden, seamlessly connecting indoor and outdoor spaces. A sleek, modern bathroom completes the thoughtfully designed interior.

Outside, the property boasts a private, well-maintained rear garden, combining a paved patio area and a raised lawn bordered by mature shrubs, ideal for outdoor entertaining, gardening, or simply relaxing in the sun.

The property enjoys excellent transport links, with frequent bus routes providing easy access to the city centre. It is also situated within close proximity to several well-regarded primary and secondary schools, as well as a variety of local shops, cafés, and amenities.







purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for an error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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