

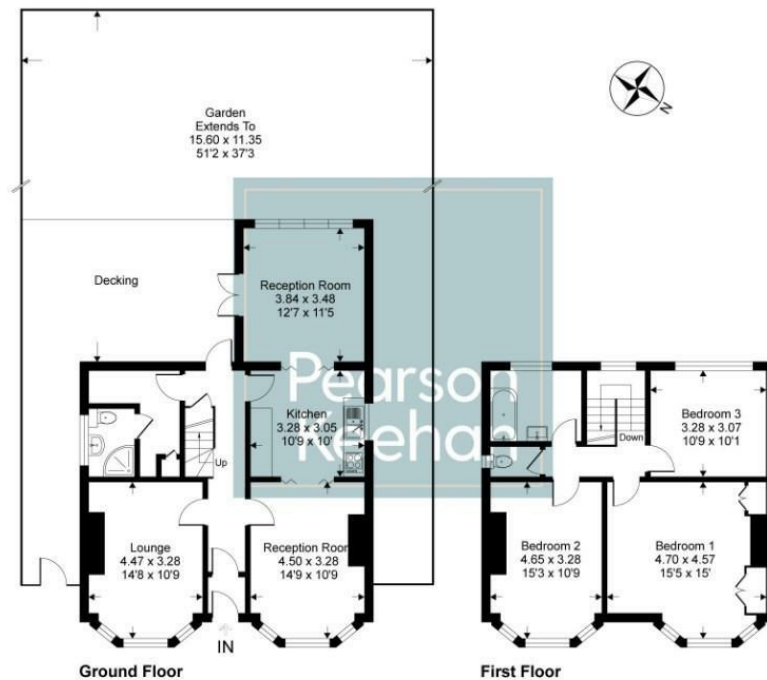


Park Lane, Southwick, BN42 4DL
Asking price £800,000 - Freehold

Pearson
Keehan

Park Lane, BN42

Approximate Gross Internal Area = 131 sq m / 1413 sq ft

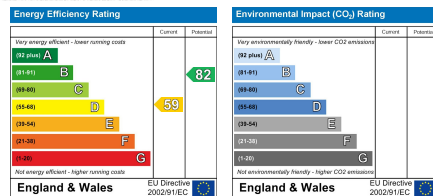


Council Tax: Band E

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective 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 any 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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Rare to the market, this delightful detached three bedroom double-fronted villa, with its distinctive yellow brick facade is situated near to the south end of The Green. It is set up above a popular road, and benefits from off-road parking for up to three vehicles. There are steps which lead to the front door, the side gate and a mature shrubbery.

From the central hallway, the two front reception rooms are each enhanced by large matching bay windows and original working fireplaces, one of which has a log burning stove. An extension to the rear provides space for a through-kitchen and a third reception room which opens on to the attractive and secluded southwest facing garden. A modern shower room with adjacent utility area complete the ground floor.

A light filled hallway leads upstairs to the sunny landing and three generous double bedrooms (two of which feature attractive fireplaces) along with a contemporary family bathroom.

The property, which has no onward chain, is ideally situated near The Green and Southwick Square with its eclectic range of shopping facilities and cafés, even a post office! Plus amenities such as a doctor's surgery, library, children's nursery, Community centre with café, and The Barn which is a beer festival/ live music venue and also a beautiful theatre. Southwick Station offers quick access to Brighton and coastal services.

There are several schools in the catchment area, Shoreham Academy was categorised this year as "Outstanding" and Shoreham College caters for 3-16 year olds. A short walk will take you to the sheltered Kingston Beach, very popular with swimmers, and its lighthouse and lifeboat station or to the Port area with bars and cafés, and over the lock gates to Southwick beach.

Pearson Keehan

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