



Underdown Road | Southwick | BN42 4HL

Guide Price £650,000



We are delighted to offer for sale this charming well extended four bedroom end of terrace period property arranged over three floors within this popular residential location.



# Key Features

- Walking Distance To Southwick Square, Southwick Green And Station
- Off Road Parking
- Impressive Modern Kitchen/Dining Room
- Separate Utility Room
- Ensuite Shower Room To Master Bedroom
- Lounge Through Dining Room
- Four Bedrooms
- Shoreham Academy Catchment Area
- Two Bathrooms
- Useful Brick Built Outbuilding Having Power And Lighting.



**4 Bedrooms**



**2 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed leaded light private front door through to:-

ENTRANCE HALL Comprising solid oak wood flooring, dado rail, radiator, stairs to first floor, ceiling height cupboard housing fuseboard.

THROUGH LOUNGE DINING ROOM East and West aspect.

Lounge area: West aspect. Comprising pvcu double glazed windows into bay with fitted shutter blinds, radiator, solid oak wood flooring, single light fitting with feature ceiling rose, two wall mounted lights, feature fireplace, coving.

Dining area: East aspect. Comprising pvcu double glazed window with fitted blinds, radiator, range of built in storage and display cupboards, solid oak wood flooring, single light fitting with feature ceiling rose, feature cornicing, door to entrance hall, door through to:-

KITCHEN/BREAKFAST ROOM East aspect. Comprising two pvcu double glazed windows, pvcu double glazed double doors out to rear garden, Karndean flooring, radiator, modern range of fitted cupboards and drawers, square edge work surfaces with inset single drainer sink unit with mixer tap, breakfast bar area with seating for two, space for range style cooker with extractor fan over, integrated dishwasher, tiled splashbacks, cupboard housing wall mounted boiler, sunken spotlights, door through to:-

UTILITY ROOM Comprising pvcu double glazed window, space for fridge/freezer, space and provision for washing machine, space for dryer, double glazed velux window.

FIRST FLOOR SPLIT LEVEL LANDING Comprising dado rail, radiator, single light fitting, sunken spotlights, stairs to second floor, understairs storage cupboard.

FITTED BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, Karndean flooring, radiator, low flush wc, hand wash basin with vanity unit below, wall mounted mirror with lighting and storage cupboard, corner bath with feature jets and telephone style mixer tap with shower attachment, step in shower cubicle with integrated shower with shower attachment over, built in storage cupboard with further cupboard above, part tiled walls, sunken spotlights, loft hatch access.

SEPARATE WC North aspect. Comprising obscure glass window, low flush wc, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, single light fitting.

BEDROOM TWO West aspect. Comprising pvcu double glazed windows into bay with fitted shutter blinds, radiator, built in wardrobes into recesses having further cupboards above, single light fitting,

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, single light fitting.

## INTERNAL CONTINUED...

SECOND FLOOR LANDING East aspect. Comprising pvcu double glazed window with fitted blind, door through to:-

MASTER ENSUITE BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, range of built in storage cupboards and drawers, sunken spotlights, door through to:-

ENSUITE SHOWER ROOM Comprising two double glazed velux windows, Karndean flooring, radiator, step in shower cubicle with integrated shower with shower attachment, hand wash basin with vanity unit below, low flush wc, wall mounted light and shaver point, extractor fan, sunken spotlights.

## EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking

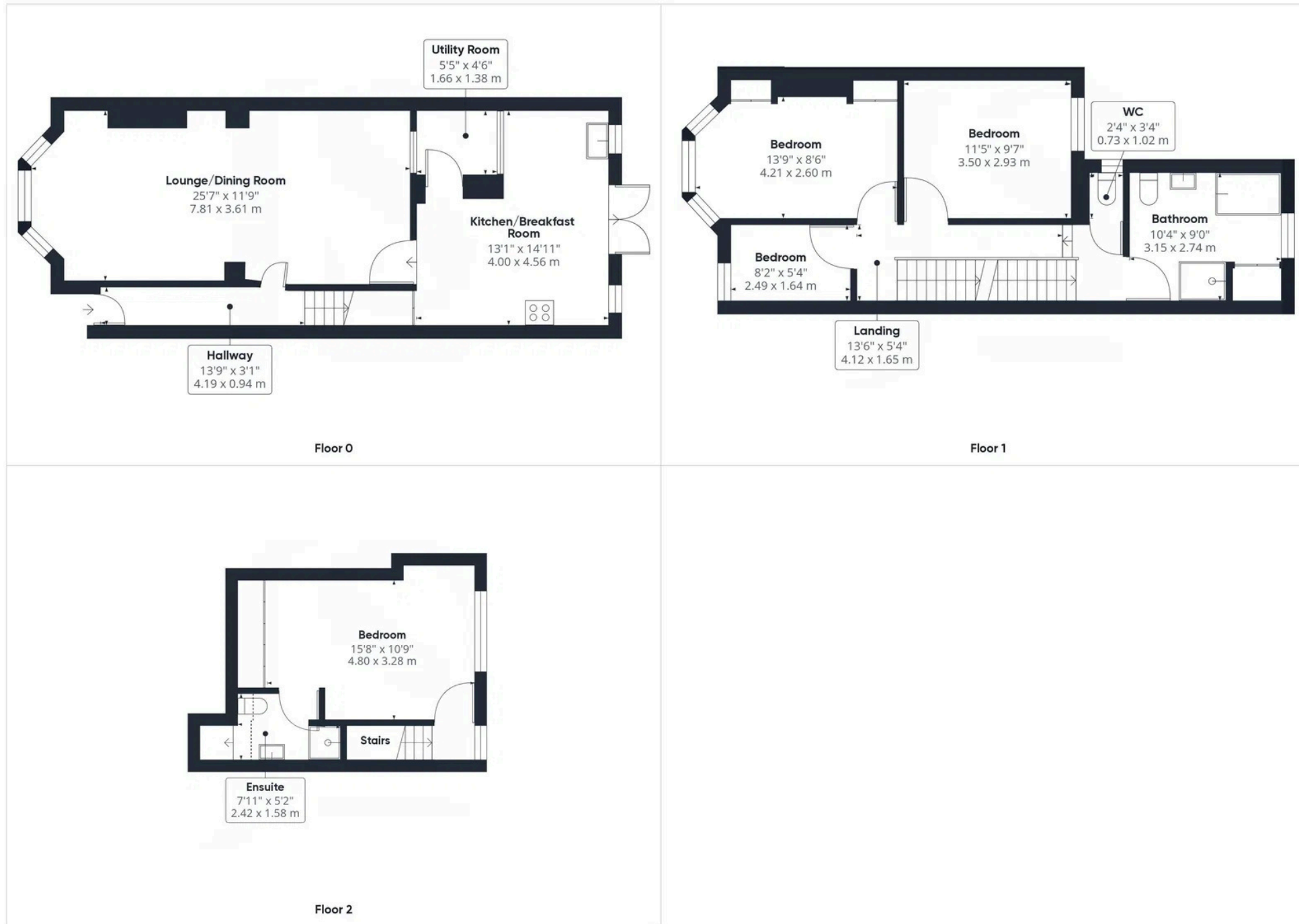
FEATURE REAR GARDEN Paved patio area leading onto lawn area, paved pathway leading to further patio area and further paved pathway leading to greenhouse at the rear, various stone and chipping borders with mature shrubs, plants and trees, being fence and wall enclosed.

## LOCATION

Ideally situated near to the historic Southwick Green with its interesting listed buildings and also half a mile walking distance of comprehensive shopping facilities in Southwick Square and Southwick Railway Station. The Holmbush Centre. Brighton and Worthing are to the East and West respectively. Whilst the centre of Shoreham is approximately 1.7 miles away.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



## Property Details:

Floor area (as quoted by EPC: TBCsqft)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.