



5 Holmbush Way | Southwick | BN42 4YA

**** Video Tour Available **** Guide price £400,000 to £425,000 Harrison Brant are delighted to offer to the market this beautifully presented and spacious family home. Enjoying a popular residential location, close to a good range of local amenities, Schools and public transport links. The well planned accommodation is arranged over two floors and comprises an entrance porch, an entrance hall, a contemporary and re-fitted kitchen, open to good size dining & lounge areas and with the first floor provided three good size bedrooms and a family bathroom facility. Externally the property enjoys both front and rear gardens, a good size driveway which wraps around the front and side of the property, with an additional car port area to the side, an extended garage and store, there really is something to suit any growing families needs. EPC rating C72.

Guide Price £400,000 to £425,000

- Beautifully presented family home
- Popular location
- Close to local amenities
- Contemporary fitted kitchen
- Open plan lounge / dining areas
- Three good size bedrooms
- Car port, driveway & extended garage / store



Property Description

PART GLAZED FRONT DOOR TO ENTRANCE PORCH

ENTRANCE PORCH

Window to front aspect, tiled flooring, wall light point and door to entrance hall.

ENTRANCE HALL

Window to front aspect, stairs rising to first floor landing, wooden flooring and radiator.

KITCHEN AREA

15' 02" approx x 9' 8" approx (4.62m x 2.95m) Window to rear aspect, a range of re-fitted wall and floor units and drawers with wooden work top space over, incorporating one and a quarter bowl single drainer sink unit with central mixer taps, 5 burner gas hob with cooker hood above and electric double oven below, integrated dishwasher, space for American style

fridge/freezer and washing machine, tiled splash backs, inset downlighters, wooden flooring and open to lounge / dining area.

LOUNGE / DINING AREA

24' approx x 11' 4" approx (7.32m x 3.45m) Through room with windows to both front and side aspects and Bi-fold doors to rear garden, two radiators and wooden flooring.

FIRST FLOOR LANDING

Access to loft space and radiator.

BEDROOM 1

12' 11" approx x 9' 9" approx (3.94m x 2.97m) Window to front aspect, a range of floor to ceiling fitted wardrobes with mirror fronted sliding doors, built linen cupboard and radiator.

BEDROOM 2

11' 9" approx x 10' 10" approx (3.58m x 3.3m) Window to rear aspect, two built in storage cupboards, radiator and coving.

BEDROOM 3

8' 9" max approx x 6' 7" approx (2.67m x 2.01m) Window to front aspect, radiator and fitted wardrobe.

FAMILY BATHROOM

Window to rear aspect, panel enclosed bath with central mixer taps, fitted shower over and screen, wash hand basin with central mixer taps and cupboard storage below, low level flush WC, tiled walls and radiator.

OUTSIDE

TO THE FRONT

Brick block driveway with flower & shrub borders, with additional brick block driveway to side and leading to covered car port area.

GARAGE

27' 9" approx x 8' 3" approx (8.46m x 2.51m) Up & over door and personal door to garden, door to additional adjoining store.

TO THE REAR

46' approx x 20' approx (14.02m x 6.1m) Paved patio area leading to further lawn area with flower & shrub borders.







Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Contact Details

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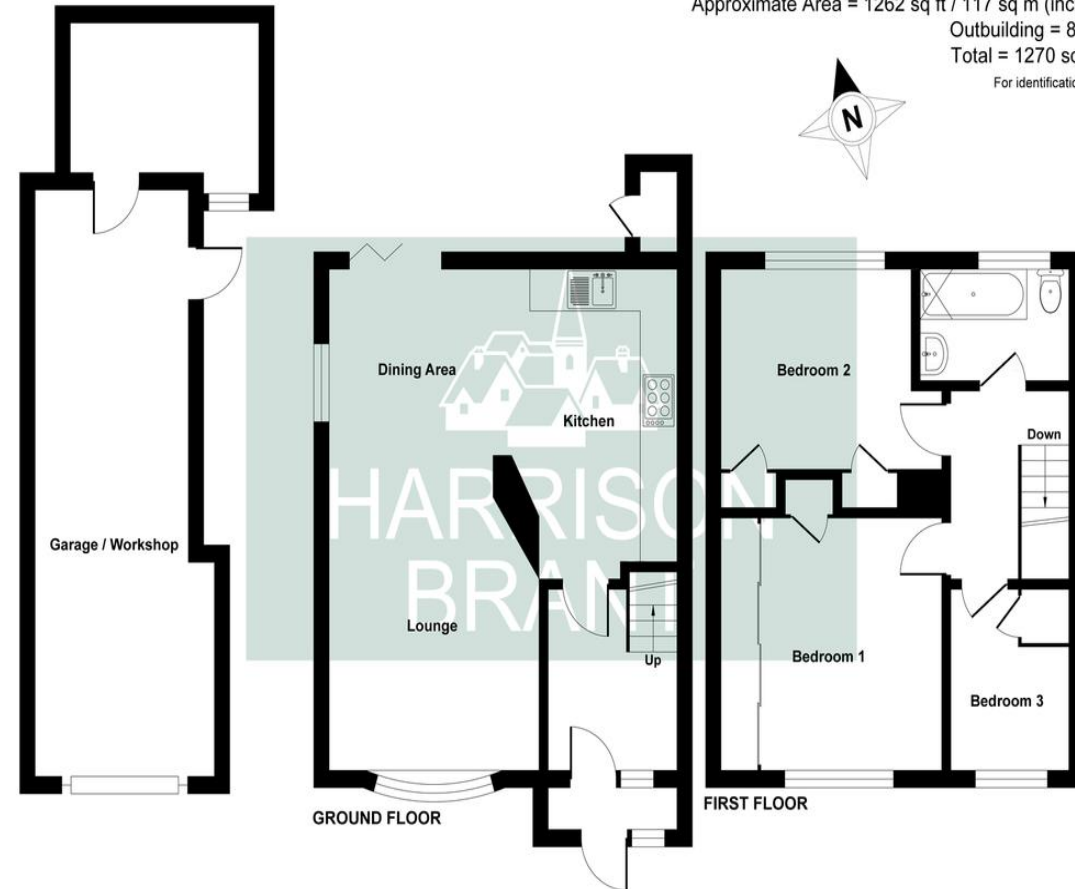
Holmbush Way, Southwick, Brighton, BN42

Approximate Area = 1262 sq ft / 117 sq m (includes garage)

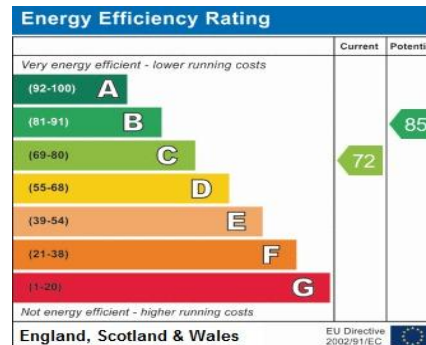
Outbuilding = 8 sq ft / 1 sq m

Total = 1270 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Harrison Brant Ltd. REF: 695181



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

