



Hyman

Estate & Letting



Hill

Agent

33 The Crescent, Southwick, BN42 4LB

- Detached bungalow
- Three double bedrooms
- Highly popular road & location
- Kitchen & breakfast room
- Bathroom & additional WC
- Double glazing & GCH
- Large west facing rear garden
- Garage & no on-going chain

£475,000

Freehold

01273 597730



INTRODUCTION

A rare opportunity has arisen to purchase this detached three double bedroom bungalow situated in an extremely popular road on level ground and being within easy reach of all amenities. Offered for sale with no-ongoing chain, the property benefits from well proportioned and versatile accommodation including; spacious bay fronted lounge, separate dining room, fitted kitchen, fitted shower room with an additional separate WC, three double bedrooms, double glazing and gas central heating. Externally there is a delightful westerly aspect lawned rear garden which is larger than average, garage and ample off road parking to the front.

Southwick Square with its comprehensive range of independent and corporate shops can be found within easy walking distance together with the local library,

doctor's surgery, community centre, community theatre and various bus stops. Southwick railway station is found just further on providing coastal routes east and west together with links to London. Reputable primary and secondary schools are also close by, many having been awarded 'outstanding' Ofsted ratings.

We highly recommend undertaking an early internal viewing to appreciate the deceptive nature of this property and to avoid disappointment.

ENTRANCE HALLWAY

Front door with decorative stained glass panels, two radiators, dado rails, picture rails, large loft hatch to roof void, doors to:

LOUNGE

14' 6" into bay x 13' 5" into chimney breast recess (4.42m x 4.09m) Double glazed bay window to front with leaded light panels, radiator, coal effect gas fire with granite effect insert, matching hearth and wooden surround, picture rail, TV point.

DINING ROOM

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to side with leaded light panels, decorative cast iron fireplace with exposed brick chimney breast, radiator, wall mounted high level cupboard housing fuse box and electric meter, smoothed ceiling, door to:

KITCHEN

9' 4" x 8' 10" (2.84m x 2.69m) Double glazed windows and door to rear overlooking and leading to the delightful westerly aspect rear garden.

Matching range of white high gloss fronted base, drawer and wall mounted units with contrasting work surfaces incorporating; inset dingle drainer stainless steel sink unit with mixer tap, inset four ring gas hob with built in oven below and fitted stainless steel extractor unit above, space and plumbing for washing machine, space for upright fridge/freezer, built in shelved larder cupboard, part tiled walls, tiled flooring.

BEDROOM ONE

12' 6" into bay x 12' 4" (3.81m x 3.76m) Double glazed bay window to front with leaded light panels, radiator, picture rails.

BEDROOM TWO

13' 6" x 11' 0" (4.11m x 3.35m) Double glazed window to side with leaded lights panels, radiator, picture rails.

BEDROOM THREE

12' 3" into bay x 10' 3" max (3.73m x 3.12m) Bay to rear incorporating double glazed French doors with double glazed windows to either side overlooking and leading to the westerly aspect rear garden, contemporary style vertical radiator.

BATHROOM

Obscured double glazed westerly aspect window to rear. Modern fitted white suite with chrome fittings incorporating; step in tiled shower cubicle with glass screen and sliding glass doors housing wall mounted thermostatic shower valve, riser rail and shower attachment, pedestal wash hand basin, low level button flush WC, part tiled walls, tiled flooring, chrome heated ladder towel rail/radiator, inset LED ceiling spot lights.

SEPARATE WC

Obscured double glazed window to side with leaded light panels. White suite with chrome fittings incorporating; low level WC, wall mounted wash hand basin with mixer tap.

GARDEN

Laid predominately to lawn with borders housing a variety of well stocked and established flowers and shrubs, patio area situated to the rear of the garage. Enclosed by panel fencing with gate giving access to driveway.

GARAGE

Up and over door to front, approached by shared driveway.

FRONT

Providing off road parking for several vehicles.



Ground Floor



Total area: approx. 965.8 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D £2,205.15 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a **FREE**, no obligation market appraisal of your property.