



Offers in Excess of £525,000  
Freehold

01273 597730

## 17 Overhill, Southwick, BN42 4WL

- Detached family home
- Four bedrooms
- 16ft lounge
- 19ft Kitchen diner
- Bathroom plus shower room
- Paved rear garden
- Highly popular location
- Garage



#### **ENTRANCE PORCH**

Double glazed front door leading into the porch and double glazed door to.

#### **ENTRANCE HALL**

Large fitted cupboard, radiator, stairs to the first floor, double glazed window to side, under stairs cupboard and doors to.

#### **LOUNGE**

16' 11" x 13' 3" (5.16m x 4.04m) Double glazed window to front, double radiator.

#### **KITCHEN DINER**

19' 8" x 13' 1" (5.99m x 4.24m) Triple aspect double glazed windows, recently refitted with matching wall, base and drawer units, work tops with built in sink and

mixer tap, integrated washing machine and dishwasher, spaces for fridge freezer, wall mounted extractor fan with space below for range cooker, spot lighting, luxury vinyl tile flooring, double glazed door to the rear garden and separate double glazed door to drive.

#### **BEDROOM 3**

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window, wooden flooring, radiator.

#### **BEDROOM 4**

10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window, wooden flooring, radiator.

#### **SHOWER ROOM**

Double glazed window, shower cubicle, vanity wash hand basin.

#### **CLOAKROOM**

Double glazed window, low level WC, radiator.

#### **LANDING**

Storage cupboard and doors to.

#### **BEDROOM 1**

15' 11" x 14' 8" (4.85m x 4.47m) Dual aspect double glazed window, double radiator.

#### **BEDROOM 2**

15' 9" x 10' 10" (4.8m x 3.3m) Double glazed window, radiator.

## **BATHROOM**

Double glazed window, low level WC, pedestal wash hand basin, panelled bath and tiled walls.

## **REAR GARDEN**

Paved rear garden with raised flower borders, summer house, shed and side access to shared drive.

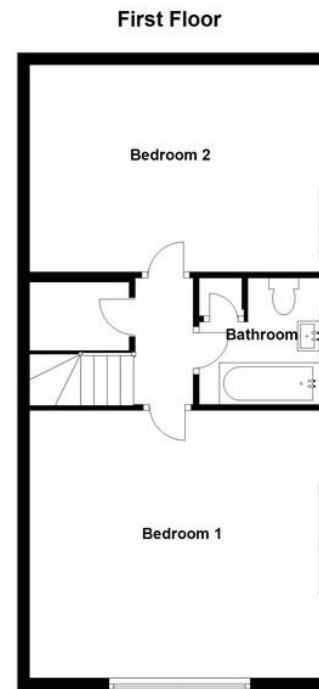
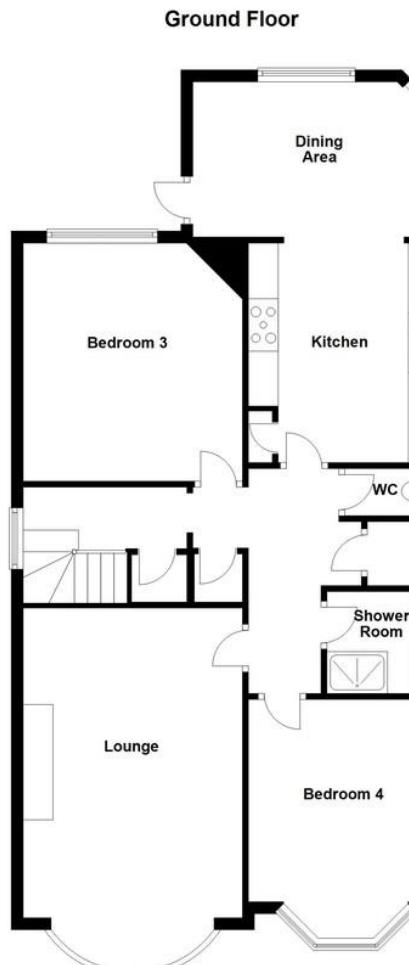
## **GARAGE**

Up & over door.









### COUNCIL TAX BAND

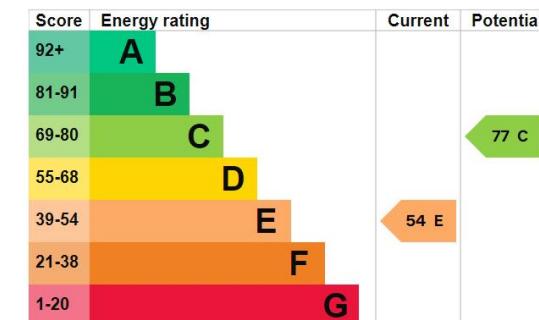
Tax band E - £2,695.18 per annum  
(2023/2024)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council



### OFFICE

11 Southwick Square  
Southwick  
West Sussex  
BN42 4FP

**T:** 01273 597730

**E:** [info@hymanhill.co.uk](mailto:info@hymanhill.co.uk)  
**W:** [www.hymanhill.co.uk](http://www.hymanhill.co.uk)

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