

Hyman
Estate & Letting



Hill
Agent



Firlle Cottage, Southwick Street, Southwick, West Sussex, BN42 4TE

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'Offers in Excess of' £550,000 Freehold

Hyman Hill are delighted to offer for sale this brand new detached two bedroom traditional laid, flint fronted cottage being just one of three newly constructed properties nestled away from street view, just a stone's throw from local shops, amenities and transport links.

Cleverly and sympathetically designed, blending in with other historic neighbouring properties within a conservation area, this charming home has accommodation to include; 18' x 17'3 full width lounge/diner with bi-fold doors, ground floor WC, high end fitted kitchen with integrated appliances and quartz work surfaces, two first floor double bedrooms with vaulted ceilings (Juliette balcony to the master), and shower room.

Externally, there is a low maintenance rear garden benefiting from an Indian sandstone patio and pathways, raised railway sleeper flower beds, side access and water tap. To the front, the quiet courtyard area will be block paved and will provide an allocated private parking space together with an individual electric car charging point.

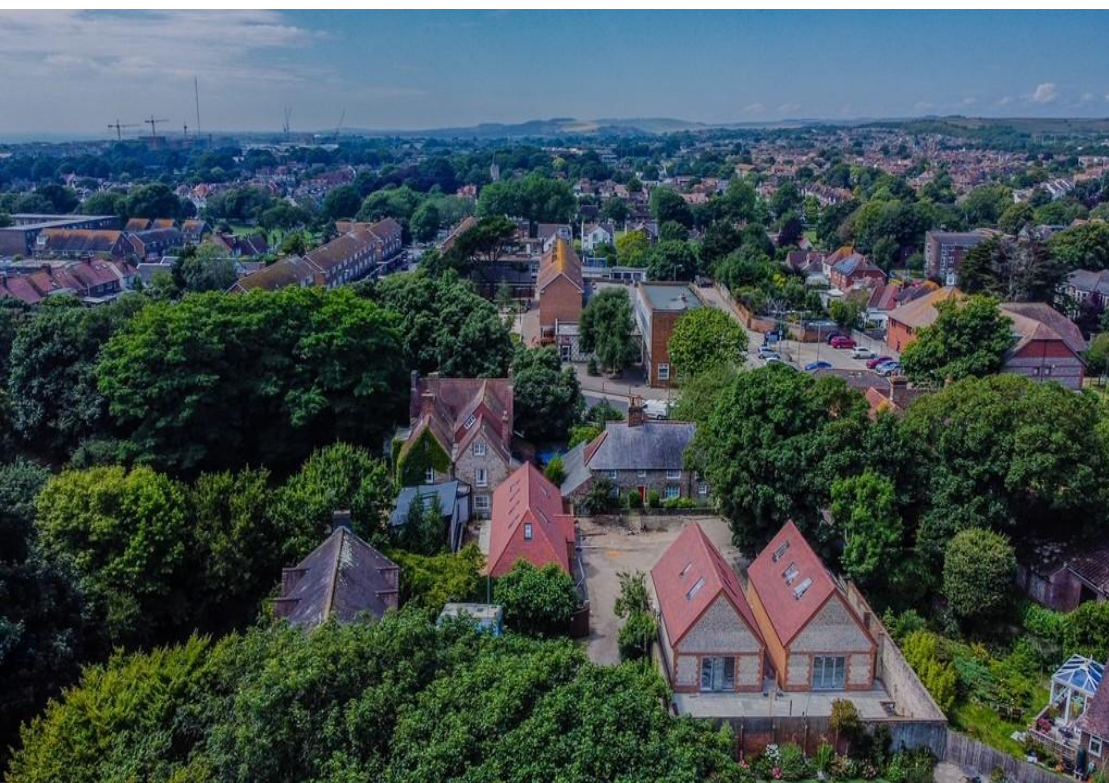
Further features include;

- State of the art heating system with air source heat pumps also providing underfloor heating to the ground floor (radiators to the first floor).
- High energy efficient windows & Velux's
- Fibre superfast broadband
- High security front doors with oversized sidelight windows.
- Internal oak doors
- Security lighting
- Bin/bike storage

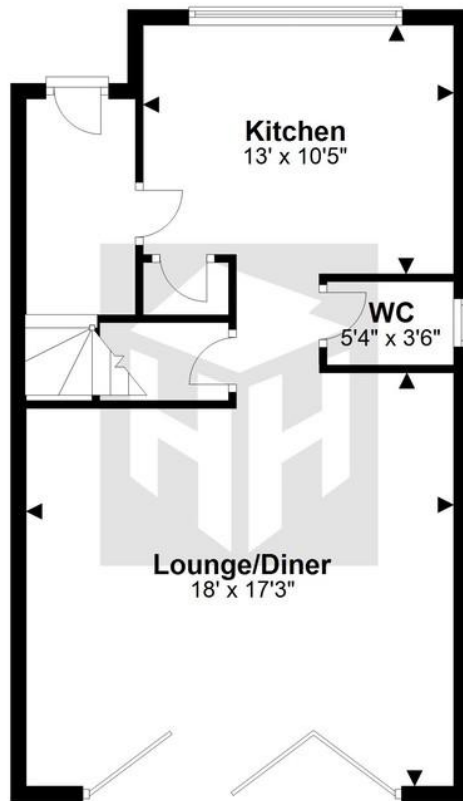
The property also benefits from a 10 year structural warranty and 2 years builders warranty giving complete peace of mind.

Positioned on level ground, Southwick Square with its comprehensive range of independent and corporate shops, are located just the other side of Southwick Street, together with doctor's surgery, community centre, library and bus stops. Southwick train station is just a few minute's walk away offering links to London and coastal routes east and west.

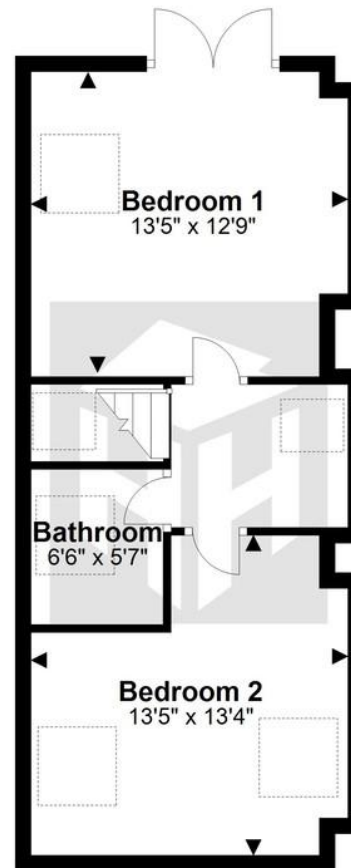
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- Newly constructed detached cottage
 - Two double bedrooms with vaulted ceilings
 - Forming part of an exciting courtyard development of just three properties
 - Exceptional village location - just a stone's throw from shops and transport
 - Traditional laid flint construction
 - Allocated parking & electric charge points
 - High quality fixtures & fittings
 - 10 year structural warrantee



Ground Floor



First Floor



Total area: approx. 1016.9 sq. feet

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

Useful Information

Council Tax: TBC

Tenure: Freehold

Local Authority: Adur District Council

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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