



## 3 Albert Road | Southwick | BN42 4GE

A CHAIN FREE deceptively spacious Victorian house with 2 DOUBLE bedrooms (FORMERLY 3 BEDROOMS) with a wealth of period features situated in this highly sought after residential location just off Southwick Green. Accommodation comprises of: 22' Southerly lounge Diner, 24' Refitted kitchen/breakfast room, 2 Double Bedrooms, Large Refitted Bath & Shower Room/WC, further separate WC and a walled rear garden with brick-built garden store.

£389,950

- Period Victorian Residence
- 2 Bedrooms
- (Formerly 3 Beds)
- 22' Lounge Diner
- 24' Kitchen Breakfast Room
- Large Refitted Bath & Shower Rm/WC
- Further Separate WC
- Long Rear Garden
- Brick-Built store / CHAIN FREE



## Property Description

**Albert Road is a highly desirable quiet road just off Southwick Village Green where club cricket is played during the summer. Adjacent to The Green is Southwick Square with it's comprehensive range of shopping facilities and amenities including: Doctors surgery, library and nearby railway station offering city and coastal services.**

The accommodation with approximate room sizes comprises as follows:

Original-style tiled pathway leading to sheltered entrance with welcome light and solid timber part glazed front door to:

### ENTRANCE AREA

Coved and levelled ceiling and inner part glazed door to:

### LOUNGE DINER

22' 4" x 15' 1" (6.81m x 4.6m) Narrowing to 11'8". DUAL & SOUTHERLY ASPECT.

Front aspect uPVC double glazed sash-style windows, two radiators, television and telephone points (both subject to service providers regulations), fitted wood burner inset to chimney with stone hearth. Range of cupboards and shelving inset to chimney recesses. Cast iron period-style fireplace with hearth and timber surround, glazed timber door providing rear access, exposed stripped wood floorboards, coved and high levelled ceiling with inset spotlights and central rose, bespoke fitted oak double doors to:

### KITCHEN BREAKFAST ROOM

24' 2" x 9' 2" (7.37m x 2.79m)

DUAL ASPECT.

### BREAKFAST AREA

Side aspect uPVC double glazed window, double radiator with thermostat controls.

Door to under-stairs storage cupboard with shelving housing gas and electricity meters, wall mounted consumer unit with trip switches. Levelled ceiling, exposed stripped wood floorboards with step down to:

### REFITTED KITCHEN

10' 2" x 9' 1" (3.1m x 2.77m)

DUAL ASPECT.

With range of cream coloured timber shaker-style fronted units comprising: One & a quarter bowl, single drainer sink unit inset to solid oak work-top. range of cupboards and drawers under incorporating integrated 'Hotpoint' washing machine and integrated 'Bosch' dishwasher. Further matching work-top opposite extending to create breakfast bar, cupboards and drawers under. gas/space for wide slot-in cooker with wall-mounted extractor hood over, space for tall appliance, 3 wall light points, matching wall-mounted cupboards with display shelving and one housing wall-mounted 'Vaillant' digital gas-fired combination boiler supplying on-demand heating and hot water.

Side aspect uPVC double glazed window, part glazed timber French-style doors with cat flap providing rear access. Slate tiled flooring, levelled ceiling with inset spotlighting and loft hatch.

#### SPLIT-LEVEL LANDING

With stairs rising from Entrance area, timber balustrade with turned spindles, radiator, cupboard with slatted shelving, levelled ceiling with inset loft hatch providing roof access, door to:

#### BEDROOM 1

15' 1 max" x 11' 5" (4.6m x 3.48m)

#### SOUTHERLY ASPECT.

Front aspect uPVC double glazed sash-style windows, double radiator, open-style exposed brick fireplace and chimney breast with stone hearth, television and telephone points (both subject to service providers regulations), exposed stripped wood floorboards, picture rail and levelled ceiling.

#### BEDROOM 2

10' 5" x 9' 3" (3.18m x 2.82m)

Rear aspect uPVC double glazed sash-style window, radiator, television point, shelving into chimney recesses, picture rail and levelled ceiling.

#### BATH & SHOWER ROOM/WC

Matching refitted period-style suite comprising of: Ball & claw footed roll-top bath with telephone-style mixer tap/shower attachment over fitted shower cubicle with wall-mounted double-headed shower, low level flush WC, free-standing wash-hand basin with shelving under, period-style radiator/towel rail, painted exposed stripped flooring, uPVC double glazed window, levelled ceiling with inset spotlighting and extractor fan.

#### SEPARATE WC

With low-level flush WC, wall-mounted wash hand basin, radiator, uPVC double glazed window, levelled ceiling with extractor fan.

#### OUTSIDE

#### FRONT GARDEN

being mainly block-paved and walled for ease of maintenance.

#### REAR GARDEN

incorporating block paved side yard area with fitted timber storage. Outside garden tap opening onto main garden area. external power point, mainly laid to pebble stones, established with in-ground fish pond and rear sun patio area leading to brick-built garden store with power and lighting (not tested) all predominantly enclosed with flint walling.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
	56	74

England & Wales EU Directive 2002/91/EC

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.

