



258 Old Shoreham Road | Southwick | BN42 4LQ

**** Video Tour Available **** Guide price £300,000 to £350,000 Harrison Brant are delighted to offer to the market this character three bedroom family home, providing a fantastic opportunity to make this property your own, whilst enjoying a popular 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 a canopy entrance porch, a good size entrance hall, two reception rooms, an extended kitchen, three good size bedrooms and a bathroom complete the generous accommodation. Externally the property enjoys both front and rear gardens with the later providing a southerly aspect substantial patio area and lawn. Offered to the market with no onward chain. EPC rating D58.

Guide Price £300,000 to £350,000

- Character family home
- Popular location
- Close to local amenities, schools & public transport links
- Two reception rooms
- Extended kitchen
- Three good size bedrooms
- Front & rear gardens
- Offered to the market with no onward chain



Property Description

CANOPY ENTRANCE PORCH

Part glazed front door to entrance hall.

ENTRANCE HALL

Dual aspect with feature stain glass leaded light windows to both front and side aspects, stairs rising to first floor landing with cupboard storage below, radiator and picture rail.

LOUNGE

14' 4" into bay approx x 11' 9" approx (4.37m x 3.58m) Bay window to front aspect, feature fireplace with fitted gas coal flame effect fire, radiator and picture rail.

DINING ROOM

12' 4" approx x 11' 1" approx (3.76m x 3.38m) Glazed double doors to lean too with two windows to rear, feature fireplace, picture rail and radiator.

LEAN TOO

Door to rear garden with windows to rear aspect.

KITCHEN

16' 5" approx x 7' 9" max approx (5m x 2.36m) Dual aspect with windows to both side and rear aspects and glazed door to rear garden. A range of wall and floor units and drawers with work top space over, incorporating a single bowl single drainer sink unit, space for cooker, washing machine, fridge/freezer and tumble dryer, two radiators, wall mounted gas fired boiler and tiled splash backs.

FIRST FLOOR LANDING

Feature stain glass leaded light window to side aspect, access to loft space, built in airing cupboard.

BEDROOM 1

15' 1" x 11' 3" (4.6m x 3.43m) Bay window to front aspect, radiator and picture rail.

BEDROOM 2

12' 5" approx x 11' 3" approx (3.78m x 3.43m) Window to rear aspect, radiator and picture rail.

BEDROOM 3

7' 6" approx x 6' 6" approx (2.29m x 1.98m) Window to front aspect, radiator and picture rail.

BATHROOM

Window to rear aspect, panel enclosed bath with fitted shower over and screen, pedestal wash hand basin, low level WC, tiled walls and radiator.

OUTSIDE

TO THE FRONT

Flower & borders and gated side access to rear.

TO THE REAR

55' approx x 24' approx (16.76m x 7.32m) Southerly aspect with raised paved terrace with steps down to lawn area with mature flower & shrub borders.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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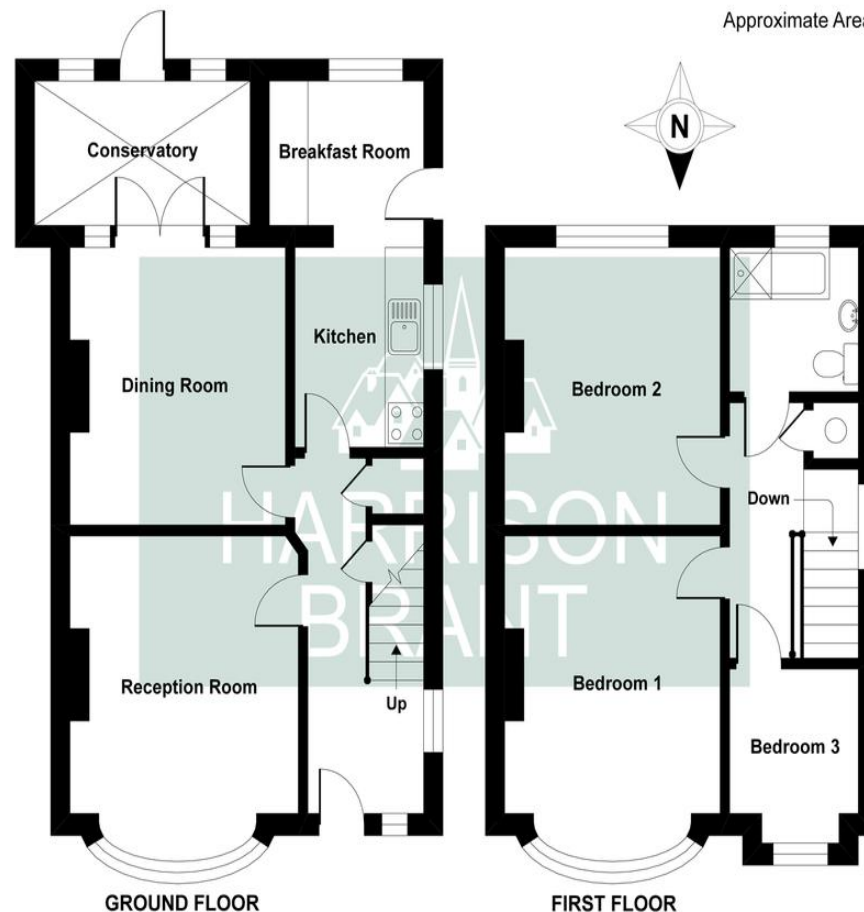
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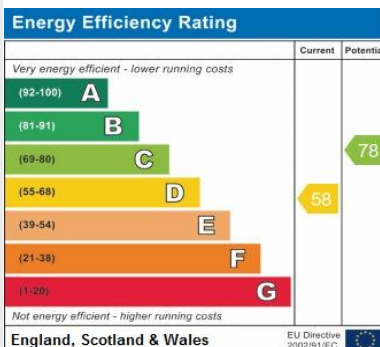
Old Shoreham Road, Southwick, Brighton, BN42

Approximate Area = 1119 sq ft / 103.9 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: 667270



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.

