

# 272 Old Shoreham Road, Southwick

Offers Over £450,000 Freehold

ELLIOTTS





# 272 Old Shoreham Road, Southwick BN42 4JQ

Elliotts are delighted to offer sale this impressive semi detached family home having been well presented throughout and boasting an impressive 127 Sq.Mt (1365 Sq.Ft) over three impressive floors, along with further benefits that include an excellent 90ft south facing garden, off road parking and a shared driveway which leads to your garage.

Old Shoreham Road, Southwick is ideally located within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. Also within a mile to the West you will find Holmbush Shopping Centre with Tesco, Marks & Spencer's & Next along with Wadurs Swimming Pool and a parade of local shops.



- Semi Detached Family Home
- Lounge / Dining Room
- GFCH / Double Glazing
- Two Bathrooms/WC
- Off Road Parking / Garage

- 127 Sq/Mt / 1365 Sq.Ft
- Modern Kitchen
- Four Bedrooms
- South Facing Garden
- Viewing Strongly Recommended

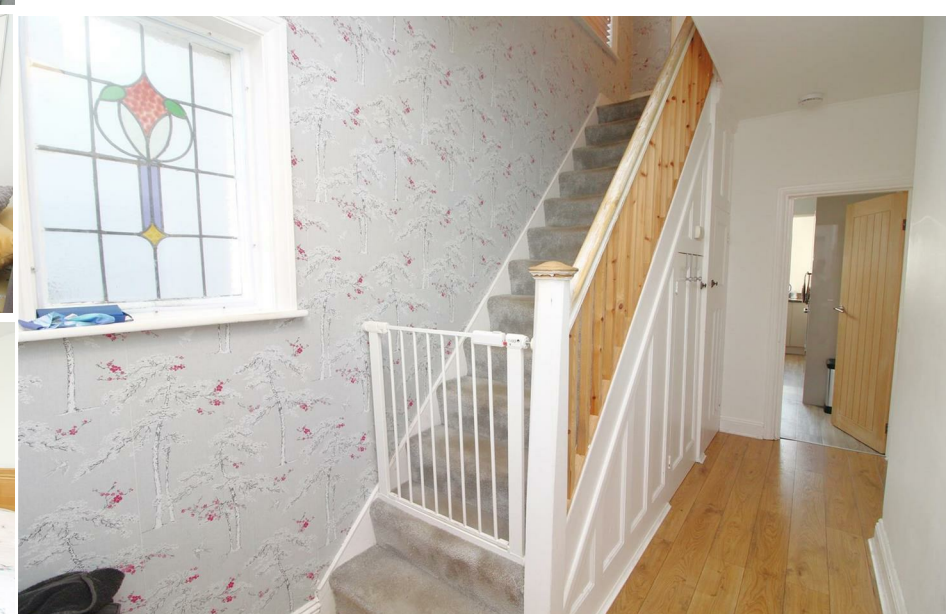
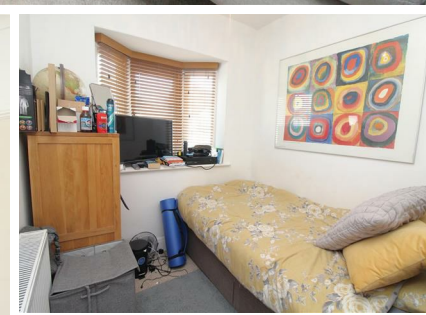


Accommodation is well laid out and includes an attractive entrance and hallway which gives access to all rooms, including a good size lounge/dining room which in turn leads to the garden room and onto the South facing decked area and garden.

The kitchen has been tastefully re-fitted with a comprehensive range of refitted high gloss fronted base, drawer and wall mounted units with contrasting high gloss marble effect work surfaces with matching upstands incorporating; inset single drainer composite sink unit with spray hose mixer tap, inset four ring ceramic hob with glass splash-back and angled extractor unit above, built in 'Neff' oven with warming drawer below and fitted 'Neff' combination microwave/oven above, integrated full size dishwasher, integrated upright fridge/freezer, space and plumbing for washing machine, vertical anthracite radiator, wood effect laminate flooring.

Heading upstairs you'll find three bedrooms, two of which are good size double bedroom and the third being a good single, on this floor you'll also find a modern bathroom/WC. From the landing and heading to the 2nd floor you'll find the principal bedroom which faces South and has a comprehensive range of fitted wardrobes, on this floor there is also an impressive shower room/WC.

The South facing garden is a real feature and includes a decked area leading from rear of property with steps down to remainder laid to lawn and further decking. Door leading to garage, side gate giving access to shared driveway and front.





# Floorplan

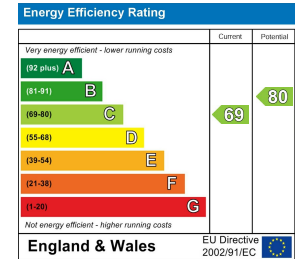


Total area: approx. 126.9 sq. metres (1365.9 sq. feet)

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

**272 Old Shoreham Road, Southwick**

## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL  
Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk