



Downsway, Southwick, BN42 4WA

Guide Price £475,000



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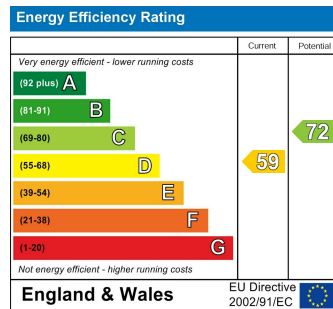
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Downsway



Approximate Gross Internal Area = 123.33 sq m / 1327.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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****GUIDE PRICE £475,000 - £500,000****

Accommodation comprises: * Living Room: 18' 11" x 13' 3" * Dining Room: 10' 3" x 9' 1" * Kitchen: 10' 6" x 10' 4" * TV Room/Summer Room : 12' 8" x 8' 3" * Shower Room * Cloakroom * Bedroom: 9' 8" x 6' 11" * Bedroom: 13' 3" x 11' 4" * Bedroom: 15' 3" x 11' 8" * Bathroom * Garage: 16' 11" x 9' 10" The property is approached via a spacious front garden with shared driveway leading to the garage and off-road parking for multiple vehicles. Internally, the accommodation comprises on the ground floor a spacious reception hall, living room with bay window and feature fireplace, kitchen, shower room, three bedrooms (one currently arranged as a dining room), and a dual aspect TV/summer room with double doors leading out to the rear garden. To the first floor, there is a spacious master bedroom with modern en suite bathroom with eaves storage and distant sea views. To the rear of the property is the delightful west-facing garden with raised deck area, shaped lawn area with slate chipping borders, and raised sun patio with timber garden room. The property is presented in great decorative order throughout, with double glazed uPVC windows/doors and a bright and spacious feel. Positioned in this highly popular and convenient location, local shopping facilities are available close by at the Windmill shopping parade. A bus service runs nearby providing routes to surrounding districts. Southwick Square with its more comprehensive shopping facilities, amenities, railway station and Village Green can be found south of the Old Shoreham Road.

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.