



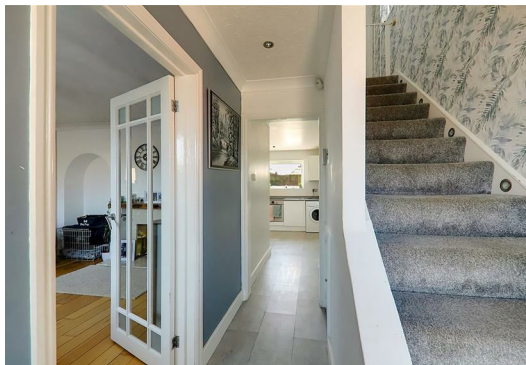
35 The Drive, Southwick, BN42 4RR
Offers Over £400,000

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A three bedroom semi detached house situated within the catchment area of Southwick. The accommodation consists of an entrance hall, lounge, kitchen/dining room, first floor landing, three bedrooms, bathroom, separate w.c, private driveway, front and rear gardens.

- Semi-Detached House
- Three Bedrooms
- Great School Catchment Area
- Close To A27
- No On-Going Chain
- Landscaped Rear Garden
- Off Street Parking
- Double Glazed & Gas Central Heated Throughout
- Luxurious Open Plan Kitchen / Dining Room
- Separate Snug Lounge



Entrance Hallway

2.74m x 1.80m (9 x 5'11)

Tiled floor, carpeted stairs to first floor, composite front door, double glazed window, understairs storage.

Lounge

4.04m x 3.66m (13'3 x 12)

Wooden floor, radiator, television point, fireplace with attractive surround & mantle, double glazed window, textured & coved ceiling.

Luxurious Kitchen / Dining Room

5.79m x 4.32m (19 x 14'2)

Tiled floor, square edge Quartz work surfaces with cupboards below & matching eye level cupboards, one & a half bowl stainless steel single drainer sink unit with mixer tap, integrated fridge freezer, dishwasher, space for washing machine, two double glazed windows, bi-folding doors to rear garden, radiator, recessed shelving, skimmed ceiling.

First Floor Landing

2.64m x 0.84m (8'8 x 2'9)

Carpeted floor, loft hatch access, double glazed window, cupboard with shelving & hanging rail.

Principle Bedroom

4.39m x 2.79m (14'5 x 9'2)

Carpeted floor, double glazed window, radiator, spotlights, skimmed & coved ceiling, double wardrobe with hanging rail & shelving.

Bedroom Two

2.82m x 2.41m (9'3 x 7'11)

Carpeted floor, radiator, double glazed window, spotlights, textured & coved ceiling.

Bedroom Three

3.43m x 2.67m (11'3 x 8'9)

Carpeted floor, radiator, recessed shelving, double glazed window, textured & coved ceiling.

Bathroom

1.78m x 1.42m (5'10 x 4'8)

Vinyl flooring, hand wash basin with mixer tap, panel enclosed bath with shower above, extractor fan, double glazed window, ladder style heated towel rail, spotlights & skimmed ceiling.

Separate WC

1.47m x 0.76m (4'10 x 2'6)

Vinyl floor, low flush WC, double glazed window, skimmed ceiling with spotlights.

OUTSIDE

Front Garden

Mainly laid to off street parking for two vehicles, gated side access.

Rear Garden

Patio area stepping up onto large lawned area having various shrub and plant borders which are railway sleeper enclosed, further patio area to the rear to catch the evening sun, gated side access, outside lighting, timber built shed.


Council Tax

35 The Drive, Southwick



Total Area: 73.8 m² ... 794 ft²
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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