



6 Upper Kingston Lane Southwick BN42 4RE

The Weatherill Property Group are very excited to offer for sale this BEAUTIFULLY PRESENTED and well laid out family home with countless benefits including that all important family sized OPEN PLAN KITCHEN, DINING & LIVING SPACE, off street parking for 2 cars to the front and a beautiful level south and east facing rear garden complete with GARDEN ROOM, located close to good schools, on the Southwick/Shoreham border.



Offers In The Region Of £475,000 Freehold



- VERY IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOME
- BEAUTIFUL LEVEL REAR GARDEN WITH GARDEN ROOM
- VERY LARGE OPEN PLAN KITCHEN, DINING AND LIVING SPACE
- SEPARATE 'GROWN UPS' LOUNGE

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation briefly comprises: 3 DOUBLE BEDROOMS, A BATHROOM, 2 SEPARATE WC'S (ONE ON EACH FLOOR), A RECEPTION HALLWAY, A WEST FACING 'GROWN UPS' LOUNGE AND A LARGE OPEN PLAN FAMILY SIZED KITCHEN, DINING AND LIVING SPACE.

In terms of outside space, the property has OFF STREET PARKING for 2 cars to the front and a BEAUTIFUL LANDSCAPED LEVEL SOUTH AND EAST FACING REAR GARDEN complete with a fabulous Garden Room/Bar. There is a good sized area of paving and a long level lawn.

The property is beautifully designed, expertly finished and really well thought out in terms of day to day living, and importantly during the warmer months, outdoor living. Upper Kingston Lane is located close to numerous good schools, transport links and local shopping facilities as well as being within easy access of the well known Holmbush Shopping Centre.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

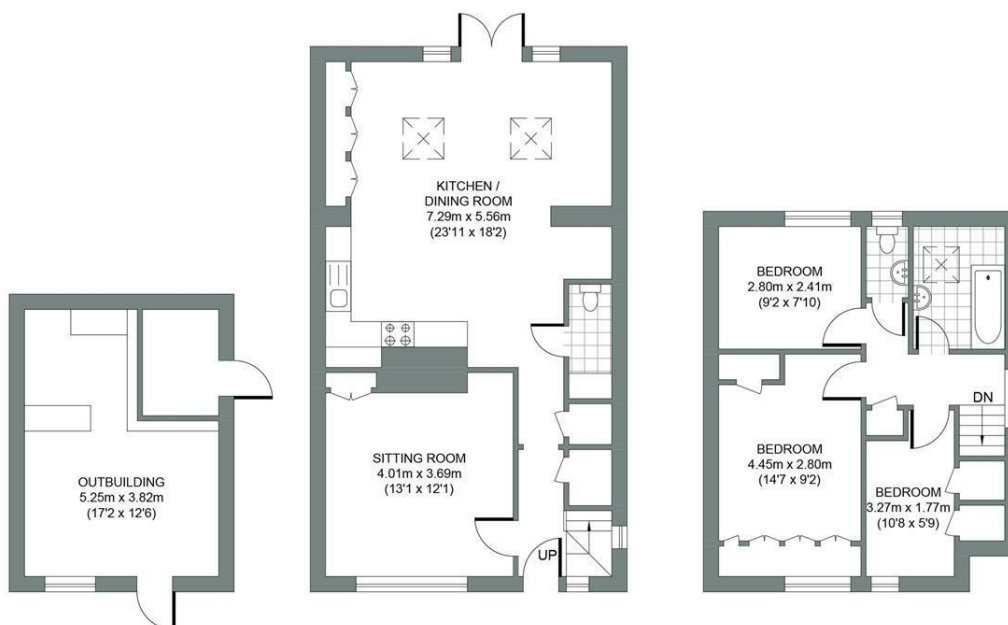


Floor plans

OUTBUILDING
Approximate Gross Internal Area
20.06 sq m / 215.92 sq ft

GROUND FLOOR
Approximate Gross Internal Area
56.98 sq m / 613.32 sq ft

FIRST FLOOR
Approximate Gross Internal Area
38.04 sq m / 409.45 sq ft



UPPER KINGSTON LANE

Total Area (Excluding Outbuilding) : 95.02m² = 1022.77ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
© Weatherill Property Group