



Oakley

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Spinnals Grove, Southwick, Brighton, BN42 4DU



Offers Over £800,000





- 4 Bedroom Detached Family Home
- Separate Home Office
- Utility Room
- Conservatory to Rear
- Secluded Rear Garden
- Double Garage
- Off Street Parking for 4 Cars
- En-suite Bathrom to Master Bedroom
- Close to Southwick Square and Station
- EPC D

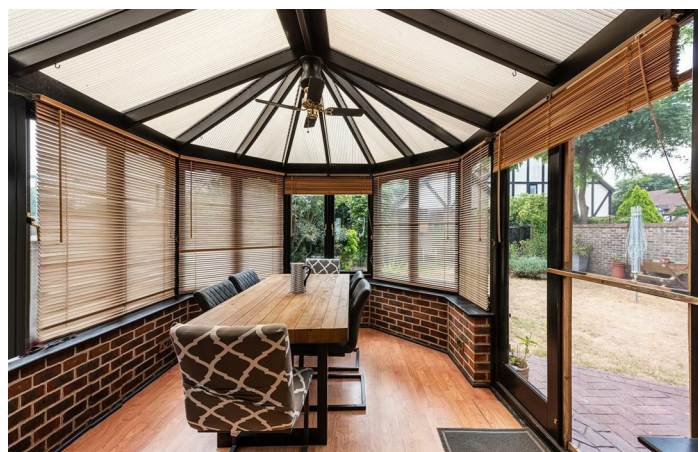


### The Property

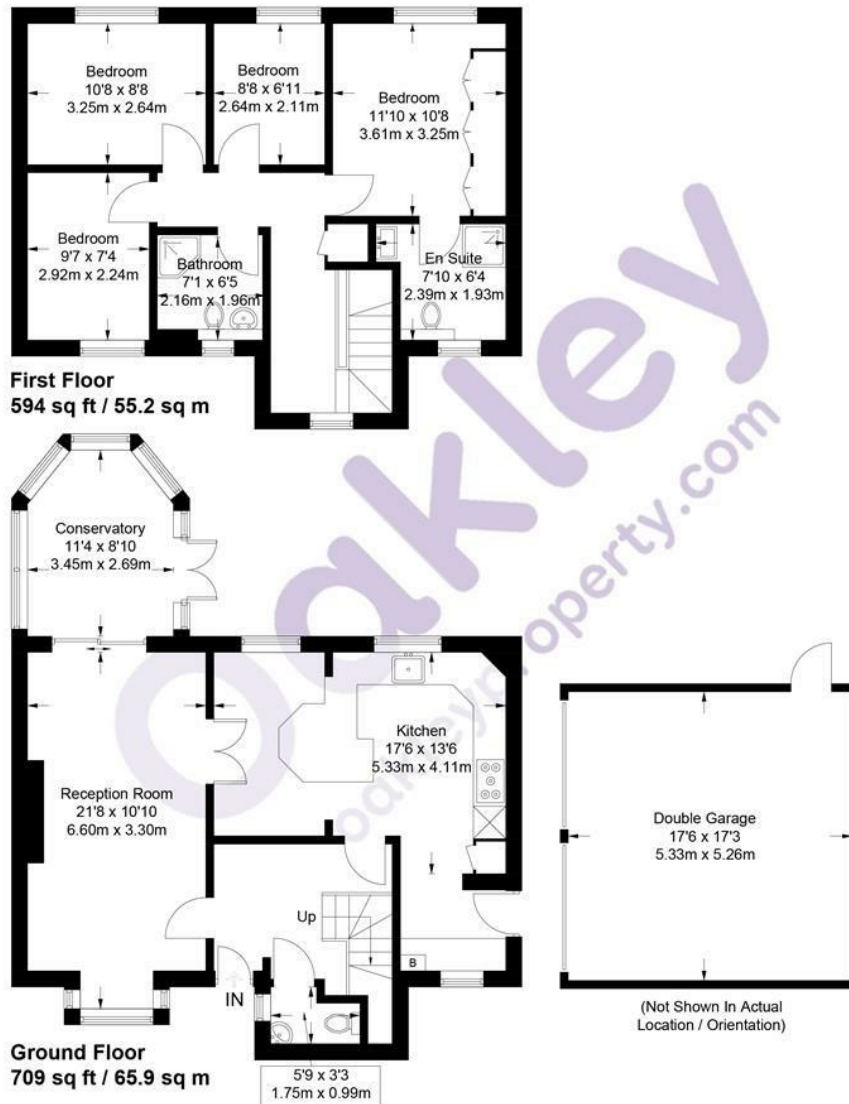
A spacious entrance hallway welcomes you to this delightful detached family home. From there, double doors lead to a spacious living room and a well-equipped kitchen dining area with a large integrated table for entertaining. The ground floor W.C. is located off the entrance hall, and there is a separate utility room with access to the rear garden. Four good-sized bedrooms, including a master bedroom with access to an en-suite bathroom and a variety of fitted wardrobes are located on the first floor. Off the landing of the first floor is a family bathroom as well. Outside, you'll find a mature rear garden with a southerly aspect that leads to the detached double garage with a pitched roof which has been transformed into a well-insulated home office or hobby room with Velux windows to let in natural light. On the driveway in front of the garage, there is parking space for 4 vehicles.

### The Location

The property is conveniently located near Southwick Green and Southwick Square, which has a good selection of local shops, pubs, and restaurants. The Holmbush Shopping Centre, which houses Tesco Extra, Next, and M&S superstores, is just up the road for more extensive shopping. The railway station, which provides access to Brighton & London, is a short walk away, and the property is close to local bus routes that run into Brighton or west towards Worthing. There are several junior schools nearby, as well as being in the catchment area for Shoreham Academy secondary school, which is a short walk away. For those who enjoy spending time outside the South Downs are just to the north of the property and offer beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

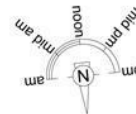


# Floor Plan



Approximate Gross Internal Area = 1303 sq ft / 121.1 sq m  
 Double Garage = 302 sq ft / 28.1 sq m  
 Total = 1605 sq ft / 149.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022







## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			67				84

## Agents Notes

Tenure Freehold  
Council Tax Band F

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### Shoreham-by-Sea Office Residential Sales, Lettings & New Homes

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### Lewes Town & Country Office Residential Sales, Lettings and New Homes

T 01273 487444  
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### The London Office Residential Sales

T 020 839 0388  
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