



Hadrian Avenue, Southwick, West Sussex, BN42 4LJ

Guide Price £650,000

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The Property & Area

Welcome to this fantastic modern home in the heart of Southwick. This spacious and beautifully presented 4 bedroom, 2 bathroom family home offers a perfect blend of modern living and comfort. Located just under a mile from Southwick Square and Station, this property is perfectly situated for convenient commuting and access to local amenities.

Upon entering the house, you will be greeted by a bright and welcoming hallway, leading through to the ground floor living space. The standout feature of this home is the modern open plan living kitchen dining space. Light-filled and exquisitely designed, this area is perfect for entertaining friends and family. The contemporary kitchen boasts a large island with a hand-poured concrete worktop, providing ample space for food preparation. The quality craftsmanship and attention to detail are evident throughout the kitchen, making it a true centre piece of the home.

Not only does the ground floor offer a generous living space, but it also includes a separate utility room with direct access to the garden, providing practicality and convenience. Additionally, there are two bedrooms on the ground floor, with one of them featuring a large walk-in dressing room - perfect for those with a keen sense of fashion. The ground floor bathroom, with its sleek design and modern fixtures, provides a touch of luxury.

As you make your way to the first floor, you will discover two more well-proportioned bedrooms, both offering stunning views of the surrounding area. These rooms are thoughtfully designed to maximize natural light and provide a peaceful and tranquil atmosphere. The first-floor bathroom is equally impressive, finished in a modern style with high-quality fittings.

Step outside into the expansive west-facing rear garden, offering a private oasis for outdoor activities and relaxation. The raised patio which is seamlessly accessed directly from the living space through the bi-fold doors, is the ideal spot for al fresco dining or simply enjoying a sunset cocktail. The garden provides ample space for both play and relaxation, it has a large lawned area with mature trees and shrubs as well as 2 timber sheds.

In addition to the beautiful living spaces, this property also offers private off-street parking to the front, so no need to worry about searching for a parking space after a long day.

The location of this house is truly convenient. With Southwick Square and Station only a short distance away, you'll have easy access to local shops, cafes, and schools. Commuting to nearby towns and cities is a breeze, with the train station conveniently located nearby. The Holmbush Shopping Centre is also just along the road as well as having easy access to local junior and secondary schools.

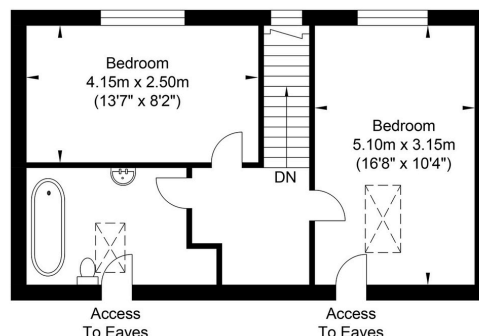
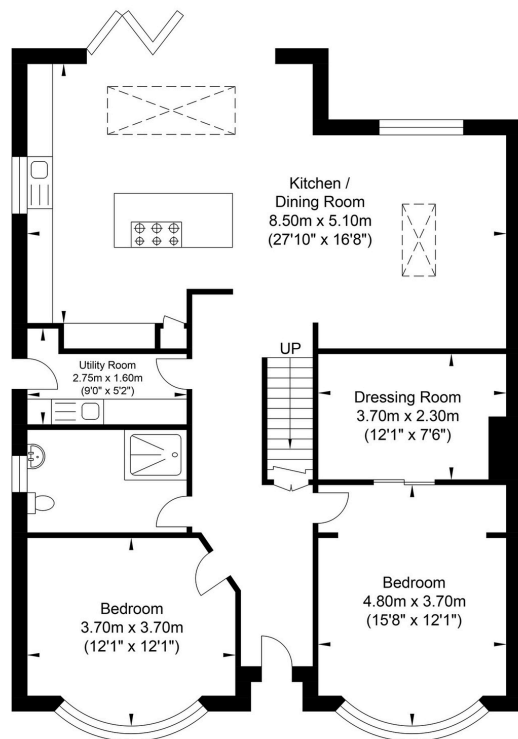
To summarize, this magnificent 4 bedroom semi-detached family home offers a perfect blend of contemporary style, functional design, and a sought-after location. Don't miss the opportunity to make this property your forever home.

Contact us today on 01273 661 577 to arrange a viewing and begin the next chapter of your life in this stunning Southwick property.



Floorplan

Hadrian Avenue, Southwick



Ground Floor
Approximate Floor Area
1216.32 sq ft
(113.0 sq m)

First Floor
Approximate Floor Area
483.94 sq ft
(44.96 sq m)

Approximate Gross Internal Area = 157.96 sq m / 1700.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
Council Tax: C
EPC - C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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