



102, Downland Avenue, Southwick, Brighton BN42 4RY

Spencer  
& Leigh



102, Downland Avenue,  
Southwick, Brighton BN42 4RY

Price £339,950 - Freehold

- Semi detached bungalow
- Two bedrooms
- Lounge/dining room with dual aspect
- Pleasant conservatory
- Modern fitted kitchen
- Gas fired central heating
- Double galzed windows
- Shared driveway & garage
- South facing rear garden
- Scope to extend into the roof (STNC)

This attractive and well cared for semi detached bungalow boasts a beautiful South facing rear garden and has scope to extend, adding to the already generous accommodation. Upon entering the bright and airy interior, the entrance hall leads to a versatile lounge/dining room which has a dual aspect and is separated by double doors. A pleasant conservatory overlooks the rear garden and has a secluded aspect. The kitchen has been updated in recent years and has plenty of storage and appliance space. The larger of the two bedrooms is located at the front of the bungalow with the slightly smaller second bedroom to the side. Potentially, the dining room could be used as a third bedroom. The rear garden is predominantly lawn with attractive borders and benefits from the sun throughout the day. A shared driveway leads to a good size garage with an electric door and provides a handy space to park a vehicle or maximise with storage. Local shops at Holmbush are within walking distance, along with Southwick Sqaure, open green spaces and Southwick station. Popular schools are also well catered for within Southwick.



Located in a quiet residential area with local shops in Windmill Parade or Tesco's, M&S and Next a 5 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Old Shoreham Road.





Entrance hallway

Lounge  
12' x 10'10

Dining room  
12'3 x 10'10

Kitchen  
10'10 x 8'6

Conservatory  
10'3 x 8'

Bedroom  
15'4 x 11'4

Bedroom  
11'4 x 8'

Shower room  
6'8 x 6'6

Separate WC

Shared drive leading to

Private garage

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh - 108 Old London Road, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Turn right onto London Road/A23

At the roundabout, take the 3rd exit

At the roundabout, take the 1st exit onto the A27 ramp to Worthing

Take the A293 exit toward Shoreham/A270

At the roundabout, take the 1st exit onto A293

Go through 1 roundabout, at the next roundabout, take the 2nd exit and stay on A293

Turn right onto Old Shoreham Road/A270


Turn right onto Mile Oak Road, turn left onto Downsway

Turn left onto Lower Drive, turn right onto Overhill

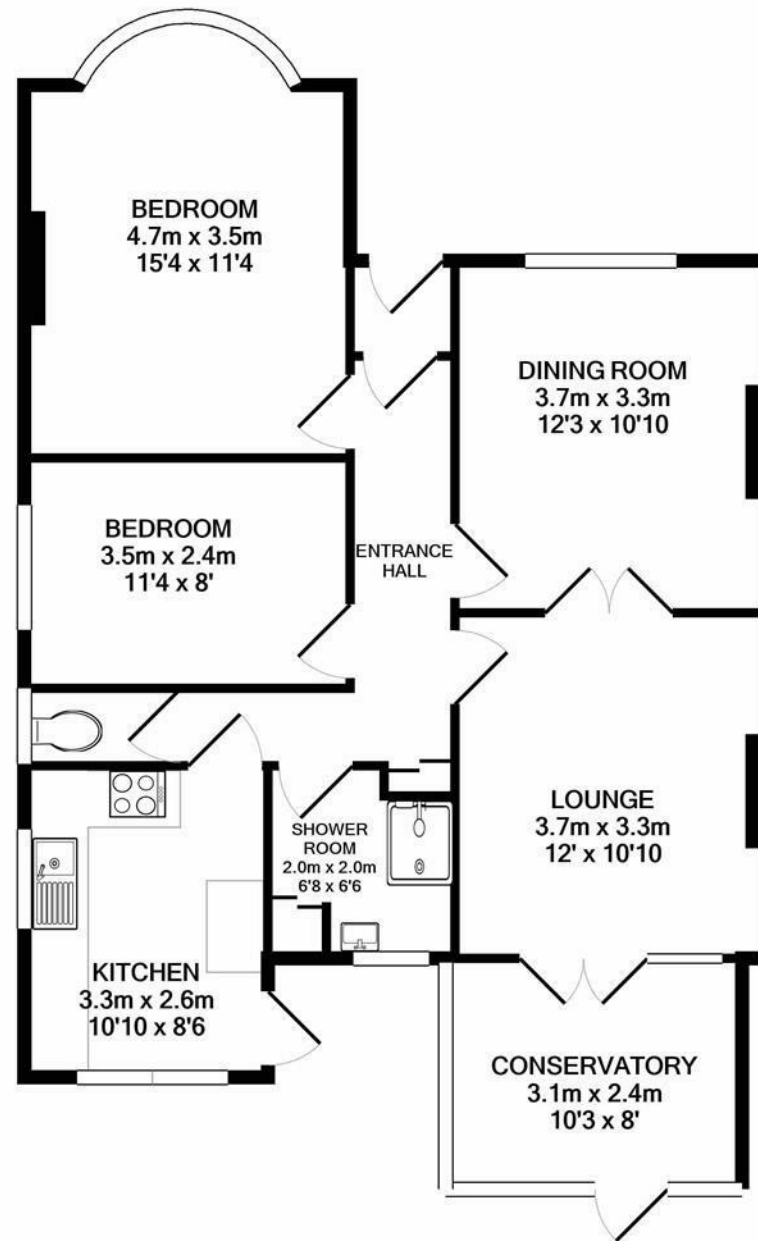
Turn left onto Downland Avenue

Destination will be on the left

Council:- Adur Council  
Council Tax Band:- C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		81		(92 plus) A	81
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	64
(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	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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TOTAL APPROX. FLOOR AREA 75.8 SQ.M. (816 SQ.FT.)  
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