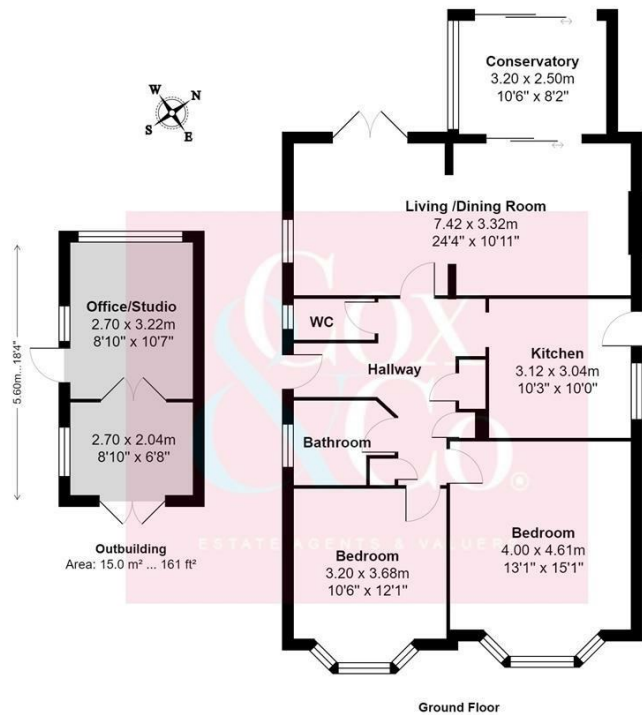




- **Detached Bungalow**
- **No Chain**
- **South & West Facing Rear Garden**
- **Conservatory Overlooking Rear Garden**
- **Located In A Quiet Close**
- **Two Double Bedrooms**
- **Super Home Office/Studio With Private Access**
- **Modern Fitted Kitchen**
- **Private Off Street Parking**
- **Plans To Extend (STP)**

# **Green Field Close, Southwick, Brighton**

Price: £550,000 Freehold



Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Cox & Co are delighted to bring this superb detached two-bedroom (originally a three-bedroom) bungalow to the market.

The property is ideally located in the heart of the popular Southwick district. It is only 0.6 miles from Southwick mainline railway station with direct links to London and Brighton & Hove city centres. Southwick Square, with its range of independent retailers and shops, is also only 0.5 miles away. This property is also ideal for dog lovers and families as you can walk to Southwick Green, which is only 0.3 miles away.

As you enter the property, you have a lovely bright hallway with plenty of storage. Then you walk into a superb modern fitted kitchen with various integrated appliances and lighting. There are two double bedrooms, as the property was originally a three-bedroom; the current owners made the correct decision to move the living areas to the rear of the property; as a result, you have a lovely lounge and dining room opening onto a conservatory with seating and a log fire making this an actual all seasons living space.

Outside in the rear garden, you have lots of entertaining options as there is a timber-built bar, BBQ and fire pit area and lovely lawned space which is of a south-westerly aspect, side access to the front and a superb home office studio/treatment room that would be ideal for running a business from or work from home. Outside the front of the property is ample private off-street parking for at least two cars.

As good as the property is, there is still room to extend and create further accommodation in the ample roof space. The current owners have architectural plans to do this, and subject to the relevant permissions, the new owners could easily make vast improvements to this lovely family home.

This property truly has to be seen and viewed in person to appreciate.

For viewings, please get in touch with Cox & Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC