



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

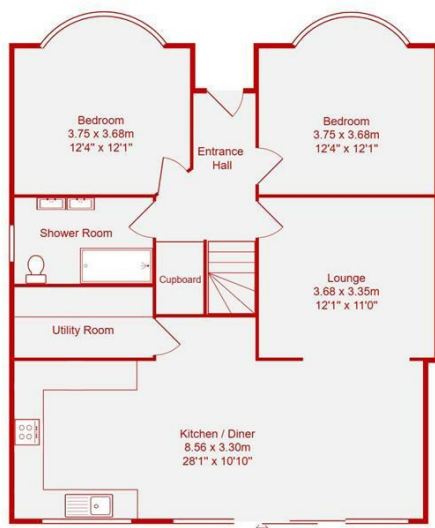
01273 00 99 66
coxandcohomes.co.uk



- Semi-Detached Family Home
- Open Plan Kitchen & Family Room
- Large Outside Office Room/Gym/Play Room
- Private Driveway Parking For Two/Three Cars
- Separate Utility Room
- Four Bedrooms
- Good Size Rear Garden
- No Onward Chain
- Popular Family Location
- En-Suite To Two Bedrooms

Hadrian Avenue, Southwick

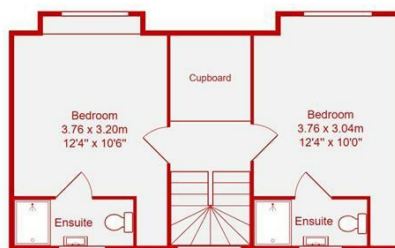
Price: £550,000 Freehold



First Floor
Area: 86.7 m² ... 933 ft²

Total Area: 167.6 m² ... 1804 ft²
(Excluding Garden Rooms)

All measurements are approximate and for display purposes only.



Second Floor
Area: 37.2 m² ... 401 ft²



Cox & Co are delighted to bring to the market this impressive four-bedroom semi-detached chalet-style family home. Having undergone extensive refurbishment in recent years, the property offers spacious, versatile accommodation while still offering further potential to enhance the existing design and layout.

The ground floor features a welcoming separate lounge, a generous open-plan kitchen and family room, a separate utility room, and a convenient downstairs shower room. Upstairs, there are four well-proportioned bedrooms, with two benefiting from en-suite bathroom facilities.

Externally, the property continues to impress with a substantial rear garden, plus a large home office, gym, and additional garden room—offering excellent flexibility for home working, fitness, hobbies, or entertaining.

To the front, there is private off-street parking for two to three vehicles.

The property is offered for sale with no onward chain, making it an appealing choice for families and buyers looking for a straightforward move.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
England & Wales		EU Directive 2002/91/EC