



Downland Avenue, BN42

Guide Price £600,000-£625,000

ASTON  
VAUGHAN



## INTRODUCING

# Downland Avenue, BN42

4 Bedrooms | 2 Bathrooms | 3 Reception Room  
1396 Sq Ft | Garden |

Tucked away from the main roads in a family friendly neighbourhood in Southwick stands this recently renovated and extended, semi-detached house. With two beautiful reception rooms and four bedrooms, it is an ideal home for families who will also appreciate the excellent school catchment. With so much versatile space, there is room to spread out, with the garden becoming a wonderful extension of the home during spring and summer.

To the front, the drive has space for two large cars, with a third in the garage, plus transport links are excellent with the A23 and A27 close by for commuters to London, the universities or along the South Coast.

Set well back from the road, behind an immaculate drive, broad steps rise to the canopied entrance. Stepping inside, the entrance hall is wide and welcoming with dark wood floors and blush walls rising through the stairwell. To the left, the first reception sits to the front of the house with a shuttered window spanning the southerly wall bringing in a wealth of natural light. A bold panelled wall in deep blue complements the space perfectly and will suit many styles of modern furnishing. This is the ideal sitting room with space for large and comfortable furnishings for the whole family to enjoy in the evening with a movie.

Moving through the house, there is a second living room and dining room alongside the kitchen leading out to the garden. This sunny room allows for family time and entertaining with space to seat eight around the dining table, but it is also a versatile space should anyone need to work from home or provide a play space for little ones.

Nearby, the kitchen is nicely arranged with plenty of storage and an integrated fan oven with gas hob alongside space for freestanding appliances to include an American fridge freezer, washing machine and a dishwasher. Another set of French doors open to the garden allowing a circular sense of flow during summer.

Outside, the garden is laid with faux grass making it easy to maintain, ready for the busy modern lifestyle – while also ensuring children aren't bringing muddy feet into the house! The patio close to the house allows for easy dining alfresco, while the summer house/garden office offers another space for working from home, as a gym or a studio. Well-established borders bring colour and shape to the space in raised beds alongside a gracious palm tree which together form a lovely backdrop to the kitchen and dining room.









Upstairs there are two double bedrooms and a spacious single room on the first floor sharing the family bathroom. These rooms are equally attractive with space for king size beds in the doubles while the single room is ideal as a study or nursery. Their outlooks are peaceful and green, and energy efficient double glazing allows for a rested night's sleep. The bathroom has spa-like features with a marbled split-face wall around the bath and a dreamy wet room rainfall shower for when time is of the essence.

Spanning the entire second floor, the principal bedroom suite is exceptionally spacious and beautifully designed with two oversized Velux windows allowing you to stargaze or watch the clouds drift by from your bed. Adjoining the room is a walk-in wardrobe with ample clothes, shoes and accessory storage for two, alongside a streamlined en suite shower room.













**Vendors' Comments:**

"This is a fantastic area for families as there is a real sense of community, and the local schools are excellent. We can be out on the Downs in minutes or cycling to the beach takes no time at all. The centres of both Brighton and Hove are easy to reach, or Shoreham Beach is fantastic for shops and cafes, then having the Holmbush Centre nearby is hugely convenient."

**Where it is:**

Shops: Local 5 min walk, Holmbush Centre 2 min drive  
Train Station: Southwick Station 20 min walk, 5 min drive  
Seafront or Park: Seafront is a 25 min walk, 10 min cycle

**Closest Schools:**

Primary: Glebe Primary School  
Secondary: Shoreham Academy  
Private: Shoreham College

**Good to Know:**

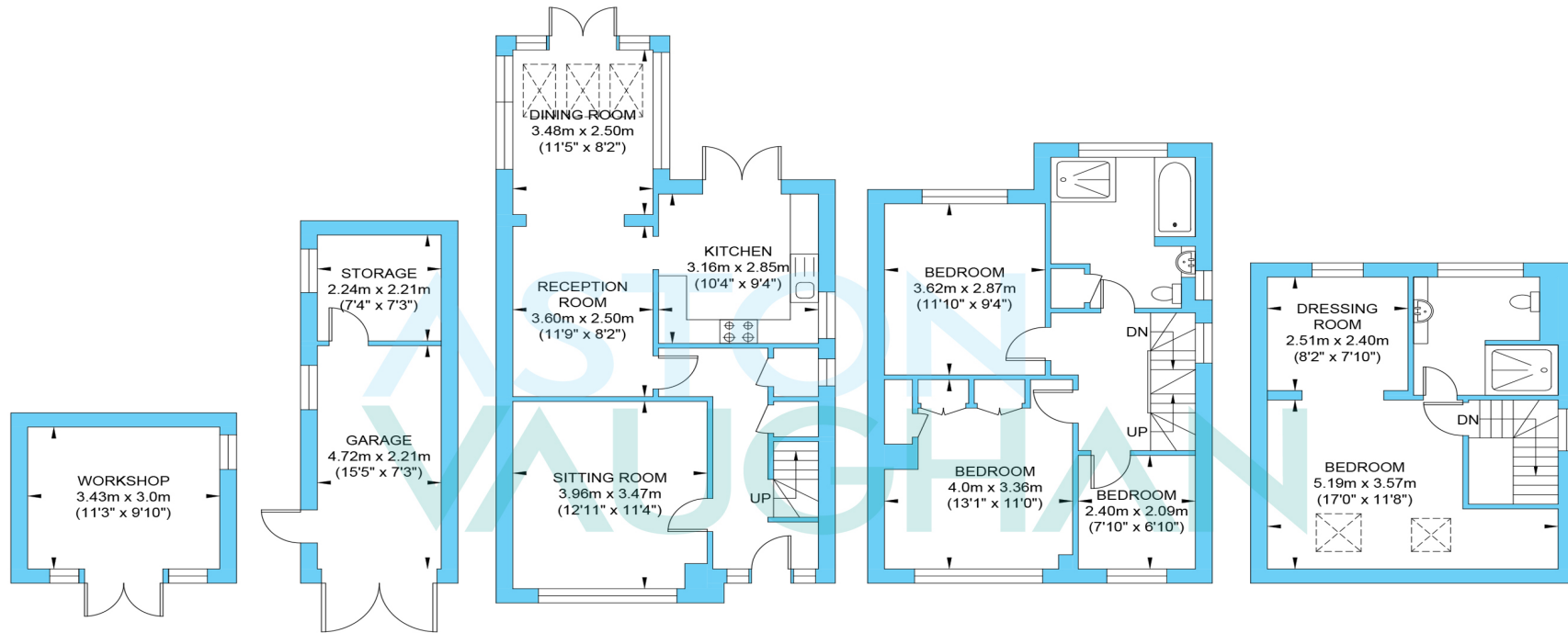
Quietly situated, this well-designed home is brilliantly located on the border of Southwick, close to Shoreham-by-Sea where you'll find great schools, parks, shops, the River Adur and Shoreham Beach, so it should appeal to all generations! The vibrant City of Brighton & Hove is within easy reach and Southwick Station and the A23/A27 are right on the doorstep for those needing fast links to the universities, airports or London.

For ramblers, dog walkers, cross country runners or anyone with a love of the great outdoors, the South Downs National Park is within easy walking distance where you'll find the most exceptional landscapes with valleys dotted with country pubs to explore.





# Downland Avenue



Outbuilding  
Approximate Floor Area  
110.76 sq ft  
(10.29 sq m)

Garage  
Approximate Floor Area  
167.91 sq ft  
(15.60 sq m)

Ground Floor  
Approximate Floor Area  
562.95 sq ft  
(52.30 sq m)

First Floor  
Approximate Floor Area  
488.46 sq ft  
(45.38 sq m)

Second Floor  
Approximate Floor Area  
344.66 sq ft  
(32.02 sq m)



Approximate Gross Internal (Excluding Garage / Outbuilding) Area = 129.7 sq m / 1396.07 sq ft