



Brighton, BN42 4AP

Asking price £300,000

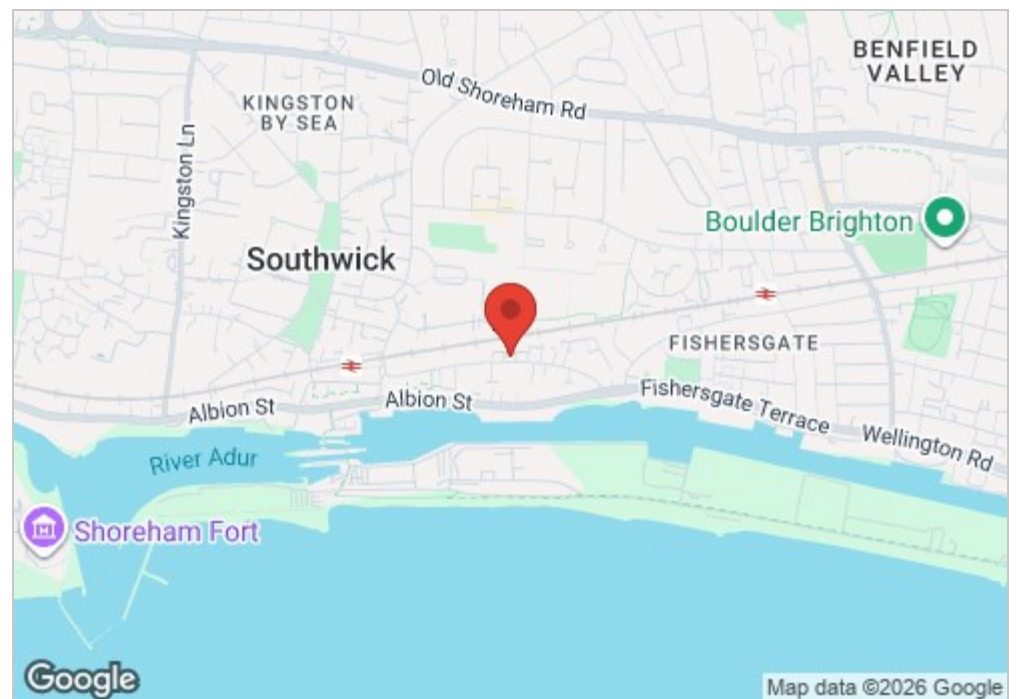
The ground floor provides a spacious living and dining room, with plenty of room for both relaxing and entertaining. To the rear is a fitted kitchen with access through to a useful conservatory, which enjoys views and direct access onto the garden. A ground-floor cloakroom adds further convenience.

Upstairs, there are three bedrooms, including two good-sized double bedrooms and a smaller third bedroom, together with a family bathroom.

The rear garden is a particular highlight, offering a good combination of lawn and established planting, with a paved pathway leading through the garden. It provides a lovely outdoor space for relaxing, gardening and entertaining.

The property is well positioned for the amenities of Southwick, with local shops, schools and transport links nearby, while the coast and surrounding areas of Shoreham and Brighton are also within easy reach.

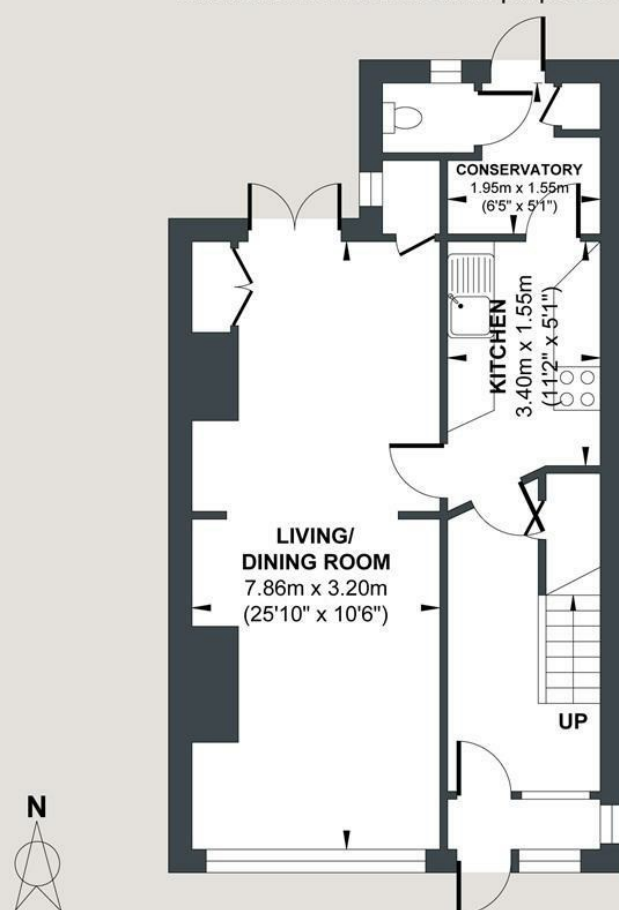
Offering approximately 911 sq ft of accommodation, this is an excellent opportunity to purchase a well-sized three-bedroom home at an attractive price point, with scope for further modernisation and personalisation.



- Three-bedroom terraced house
- Garage and Large plot
- Convenient ground-floor cloakroom
- Useful third bedroom
- Approx. 911 sq ft with scope to modernise
- Popular Southwick location
- Kitchen with conservatory
- Two good-sized double bedrooms
- Good-sized established rear garden with access to a larger rear garden past the garage
- Chain Free

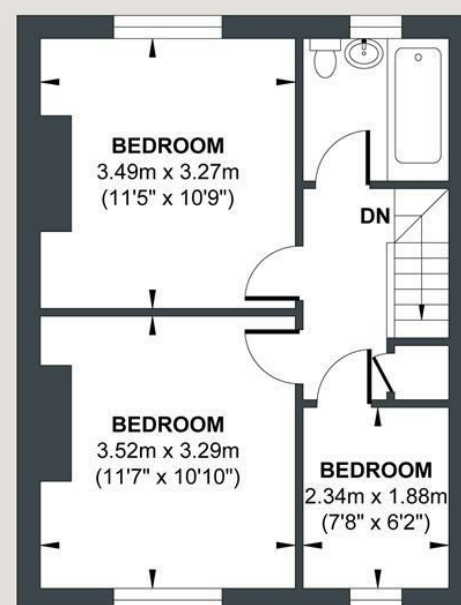
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			81
<i>Not energy efficient - higher running costs</i>		64	
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area = 84.65 sq m / 911.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
507.84 sq ft
(47.18 sq m)



FIRST FLOOR

Approximate Floor Area
403.32 sq ft
(37.47 sq m)



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