



22 Kings Road | | Southwick | BN42 4RJ

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 22 Kings Road | | Southwick | BN42 4RJ

Offers In Excess Of £345,000

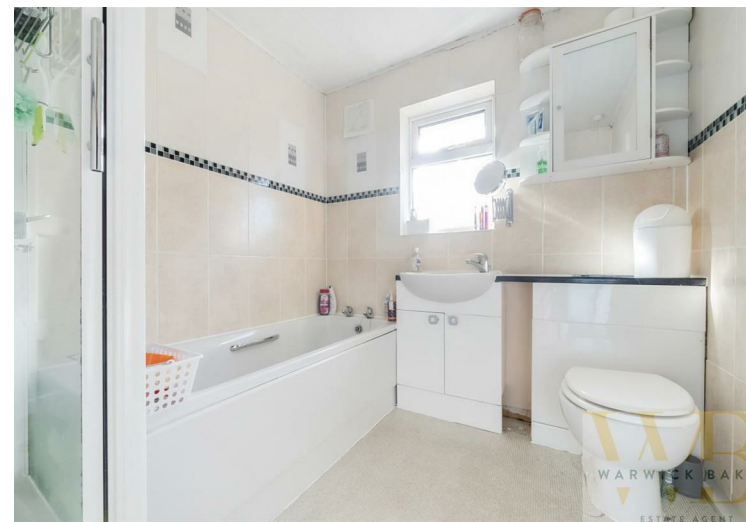
\*\*\* OFFERS IN EXCESS OF £345,000 \*\*\*

OPEN HOUSE SATURDAY 10TH FEBRUARY 10AM-11AM

PLEASE CALL FOR AN APPOINTMENT 01273 461144

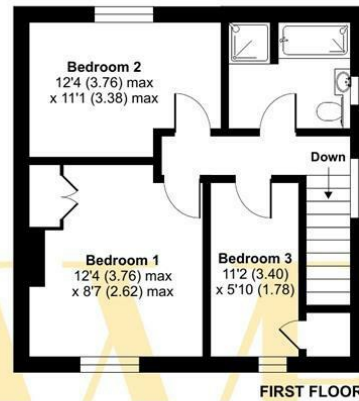
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED SEMI-DETACHED HOUSE WITH THREE BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR, A WESTERLY ASPECT LIVING ROOM, OPEN PLAN KITCHEN / DINING

- OPEN HOUSE 10TH FEBRUARY
- 10AM-11AM
- PLEASE CALL FOR AN APPOINTMENT
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LARGE REAR GARDENS
- WESTERLY ASPECT LIVING ROOM
- KITCHEN / DINING ROOM
- WELL PRESENTED
- VACANT POSSESSION - NO CHAIN

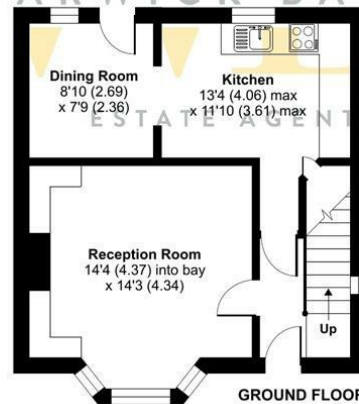


# Kings Road, Southwick, Brighton, BN42

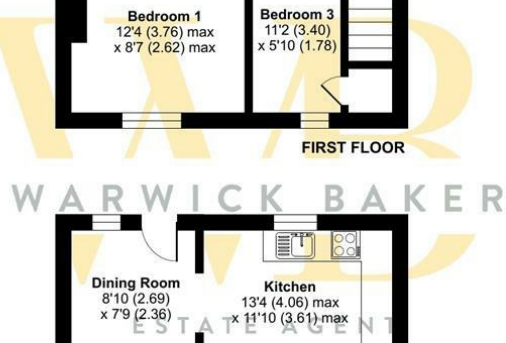
Approximate Area = 900 sq ft / 83.6 sq m  
For identification only - Not to scale



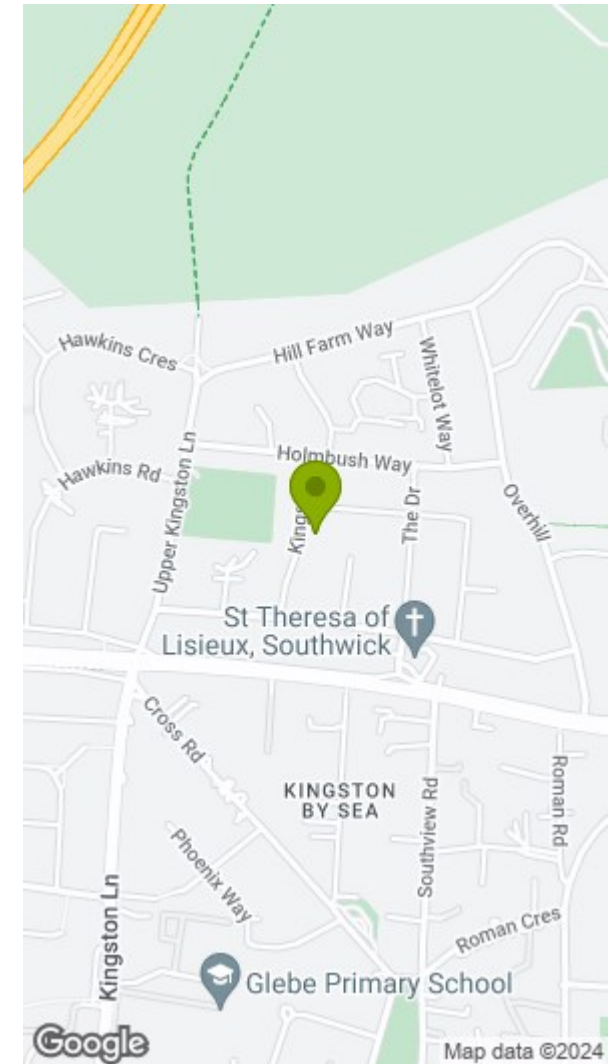
FIRST FLOOR



GROUND FLOOR



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1080786



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	