



53 The Green | | Southwick | BN42 4FY



ESTATE AGENT



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Offers In Excess Of £450,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE CONVERTED FIRST FLOOR APARTMENT.

HAVING BEEN LOVING RESTORED TO A VERY HIGH STANDARD BY THE CURRENT VENDORS THE PROPERTY HAS A WEALTH OF PERIOD FEATURES INCLUDING EXPOSED BEAMS & LEADED LIGHT WINDOWS WHILST BRAND NEW WINDOWS, BESPOKE KITCHEN, BATHROOM & EN SUITE.

- OPPOSITE SOUTHWICK GREEN
- 18'8 DUAL ASPECT LIVING ROOM
- CALL NOW TO VIEW
- PERIOD FEATURES
- 12'11 KITCHEN / BREAKFAST ROOM
- 01273 461144
- TWO DOUBLE BEDROOMS
- FRONT GARDENS
- RENOVATED TO A HIGH STANDARD
- VENDOR SUITED

## ENTRANCE

Door to front, storage cupboard, stairs rising to the first floor landing

## FIRST FLOOR LANDING

Leaded light windows to front with views over Southwick green, exposed beams, door to

## INNER HALLWAY

Doors giving access to all rooms

## LIVING ROOM

18'8 x 13 (5.69m x 3.96m)

Having a dual aspect, leaded double glazed window to the side with views of Southwick Green, double glazed front aspect bay window with views overlooking Southwick Green, exposed brick feature fireplace, vaulted ceiling.

## KITCHEN / BREAKFAST ROOM

12'11 11'7 (3.94m x 3.53m)

Modern bespoke Kitchen with an extensive range of wall and base units, work surfaces, Breakfast Bar

area, inset sink unit, space for range style cooker with extractor over, space for American style fridge freezer, exposed brickwork, Westerly aspect windows with views over rear gardens.

## BEDROOM 1

13'8 x 11' (4.17m x 3.35m)

Westerly aspect windows with views over rear gardens, fitted wardrobes, door to

## EN SUITE

step in shower cubicle, wash hand basin, W.C, Westerly aspect window.

## BEDROOM 2 / DINING ROOM

14' x 9'11 (4.27m x 3.02m)

Southerly aspect leaded light windows, exposed brick fireplace, vaulted ceilings.

## BATHROOM

Modern matching suite, free standing bath, walk in shower, wash hand basin, W.C. Southerly aspect obscure glass window.

## OUTSIDE

## GARDENS

The property occupies the front gardens on both sides, paved for easy maintenance, various storage units, enclosed by mature shrubs.

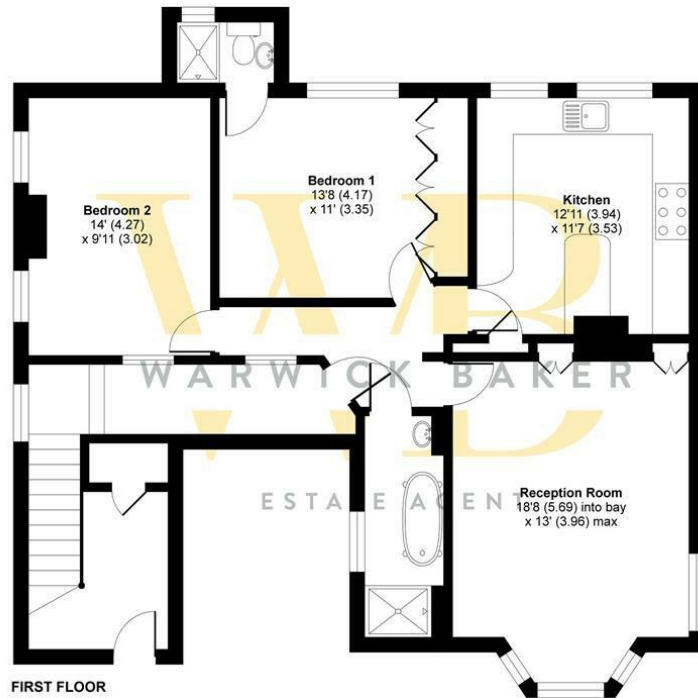
## SHARE OF FREEHOLD

NEW LEASE OF APROX 125 YEARS

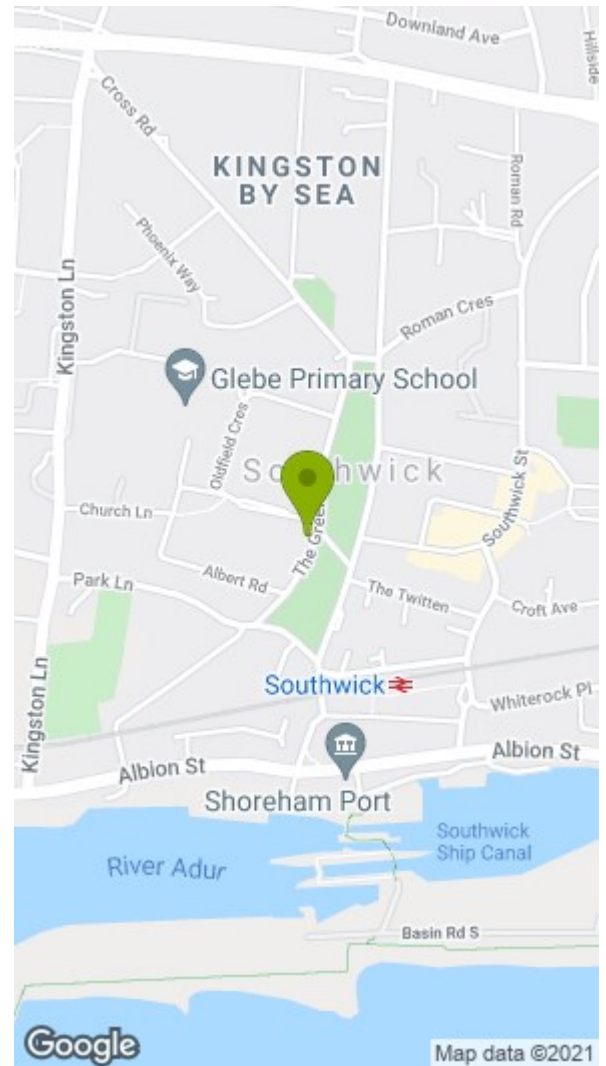


# The Green, Southwick, Brighton, BN42

Approximate Area = 998 sq ft / 92.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 747338



## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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>68</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>