



48 Underdown Road | Southwick | Brighton | BN42 4HL

WB
WARWICK BAKER
ESTATE AGENT

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£399,995

*** OFFERS IN EXCESS OF £399,995 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED TERRACCE HOME LOCATED IN SOUTHWICK NEAR THE GREEN AND LOCAL SHOPS.

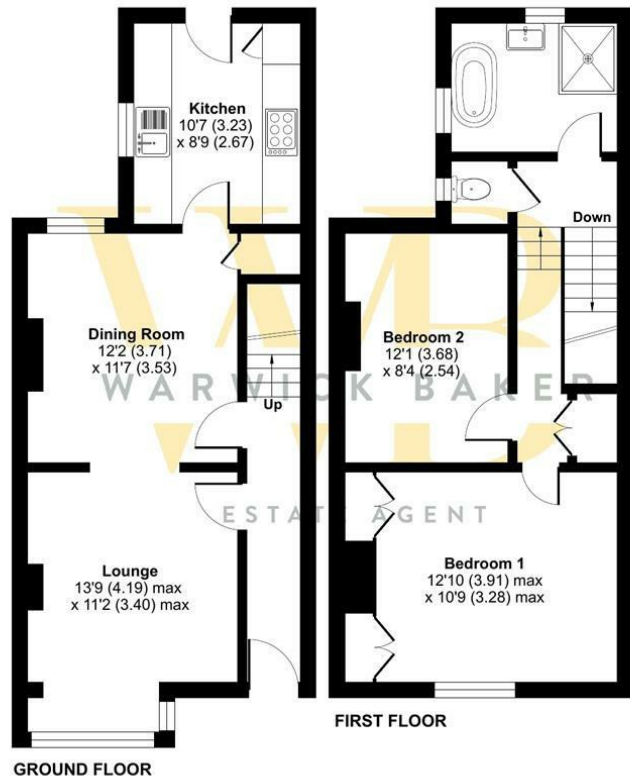
THE PROPERTY BENEFITS FROM A THROUGH LIVING / DINING ROOM, AND A RECENTLY FITTED MODERN KITCHEN ON THE GROUND FLOOR. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS A MODERN BATHROOM AND A SEPARATE W.C.

OUTSIDE THERE IS A SECLUDED GARDEN WITH A LAWN AND PATIO, THERE IS A STUDIO/WORKSHOP/ANEX AT THE BOTTOM OF THE GARDEN.

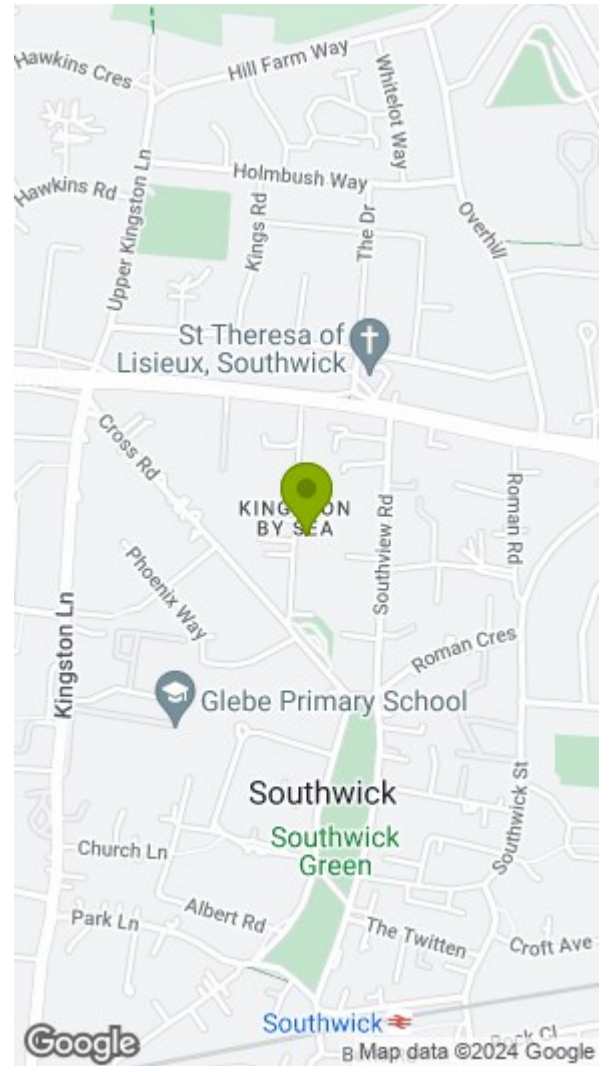


Underdown Road, Southwick, Brighton, BN42

Approximate Area = 907 sq ft / 84.2 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). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1148841



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) 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 ₂ emissions	
82	59		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC