



21 Springate Road | Southwick | Brighton | BN42 4LF





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Offers In Excess Of £349,950

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OPEN HOUSE - SATURDAY 4TH SEPTEMBER 1PM - 3PM

CALL NOW TO BOOK AN APPOINTMENT

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI DETACHED BUNGALOW, IN A QUIET CUL-DE-SAC, NO CHAIN AND POTENTIAL FOR DEVELOPMENT.

ENTRANCE HALL

Door to front, doors giving access to both Bedrooms, Reception Room, Kitchen and Bathroom.

RECEPTION ROOM

19'7" x 10'11" (5.97m x 3.33m)

Rear aspect window, sliding patio doors leading to

CONSERVATORY

13'10" x 10' (4.22m x 3.05m)

Rear aspect windows, patio doors leading out onto the rear gardens.

KITCHEN

14'5" x 9' (4.39m x 2.74m)

Range of wall and base level units, inset hob, inset sink unit, space for appliances, side aspect window, door leading out onto the rear garden.

BEDROOM 1

12' x 12' (3.66m x 3.66m)

Front aspect bay window.

BEDROOM 2

12'2" x 10' (3.71m x 3.05m)

Front aspect bay window, fitted wardrobes.

BATHROOM

Matching suite, panel enclosed bath, pedestal wash hand basin, W.C, side aspect window.

OUTSIDE

FRONT GARDEN

Off road parking for at least 2 cars.

REAR GARDENS

Laid to lawn with mature tree and shrub borders.



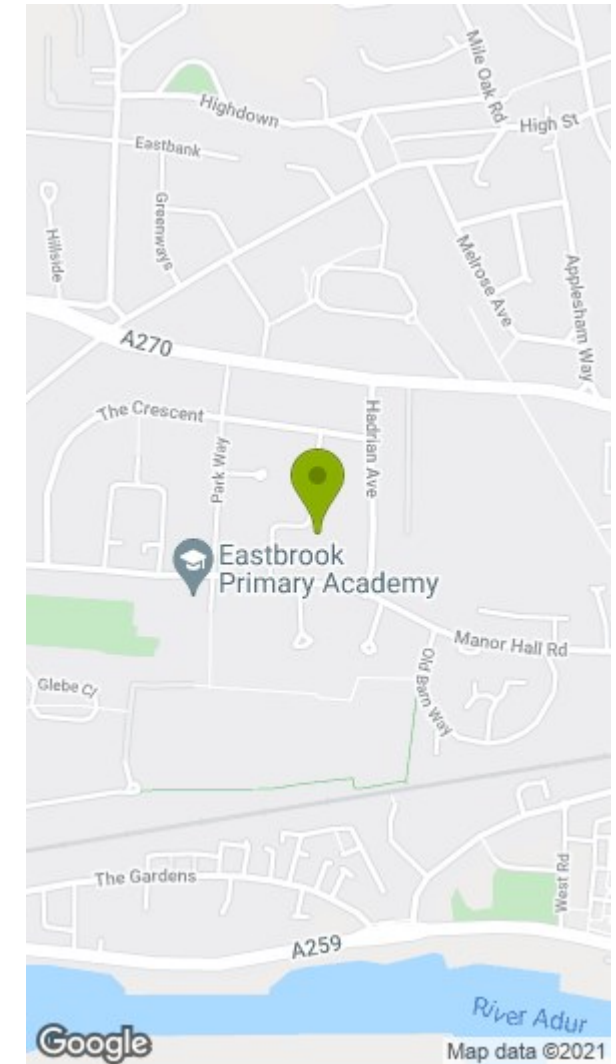
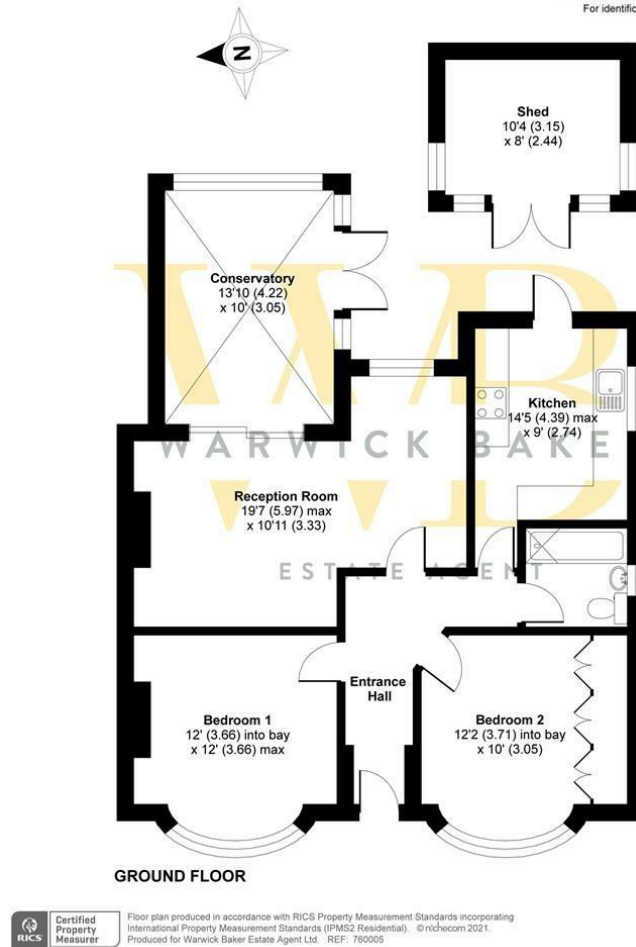
Springgate Road, Southwick, Brighton, BN42

Approximate Area = 895 sq ft / 83 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 977 sq ft / 90.7 sq m

For identification only - Not to scale



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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	