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Description

Robert Luff & Co are delighted to present this EXTENDED mid terraced family home, located within a third of a mile radius of Southwick Square, which boasts bakeries, Waitrose, Co-Op, shops & take-aways. Southwick railway station is within a similar distance and Southwick beach is a short walk over the harbour lock gates. The generous accommodation briefly comprises: Entrance hall, through lounge/dining room, contemporary, open plan kitchen/family room, first floor landing, three bedrooms and recently re-fitted bathroom. Outside, there is a good size rear garden with an approx. 25 square metre outbuilding - perfect for home business or teenage den. Viewing essential - **VENDOR SUITED**.



Key Features

- Extended Family Home
- Contemporary Kitchen/Family Room
- Good Size Rear Garden
- Close To Southwick Square & Railway Station
- EPC: TBC
- Three Bedrooms
- Modern Bathroom
- Large Outbuilding - Ideal For Home Business
- Vendor Suited
- Council Tax Band: C



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Entrance Hall

Lounge Area
4.09m x 3.56m (13'5" x 11'8")

Dining Area
3.48m x 3.43m (11'5" x 11'3")

Kitchen/Family Area
5.23m x 5.21m (17'2" x 17'1")

First Floor Landing

Bedroom One
3.45m x 3.15m (11'4" x 10'4")

Bedroom Two
3.45m x 2.69m (11'4" x 8'10")

Bedroom Three
2.29m x 1.93m (7'6" x 6'4")

Bathroom

Outside

Rear Garden

Outbuilding
5.05m x 4.93m (16'7" x 16'2")



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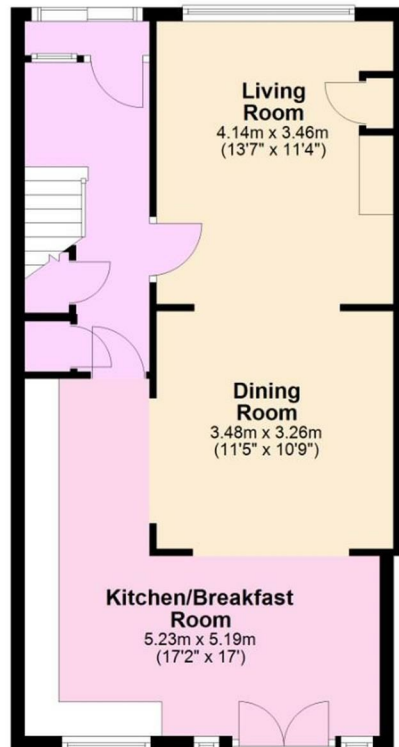
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Floor Plan The Gardens



Ground Floor
Approx. 55.1 sq. metres (593.2 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Floor Plan
Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 118.4 sq. metres (1274.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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