

Freehold - Offers In Excess Of £370,000



3



1



2



C



## Description

We are delighted to offer to the market this well-presented and well-maintained three-bedroom family home, providing spacious accommodation arranged over three floors.

The property features a bright lounge with a southerly aspect and a stylish kitchen and breakfast room fitted with real wood worktops and attractive sage units.

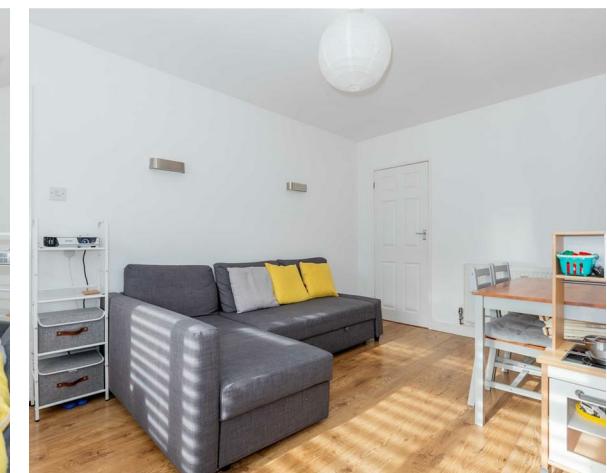
On the first floor there are two well-proportioned bedrooms and a modern family bathroom. The second floor offers a generous main bedroom with a separate shower room and pleasant distant views towards the South Downs National Park.

Located in the popular Broadwater District, the property is close to local shops, cafés and amenities, as well as Broadwater Green. This convenient location is ideal for families and those seeking access to nearby schools and transport links.

Outside, there is a good-sized rear garden with a lawn, perfect for relaxing, gardening or spending time with family. The front garden offers an area that may allow for off-road parking, subject to the necessary consent from the local authority.

Further benefits include gas central heating and double glazing throughout.

This is a lovely home that combines comfort, style and practicality, making it an excellent choice for modern family living.





## Key Features

- Terraced Family Home
- Recently Fitted Kitchen
- Modern Bathroom
- Council Tax Band B
- Three Bedrooms
- Well Maintained Garden
- EPC Rating C
- Potential For Off-Road Parking





## Floor Plan Leigh Road

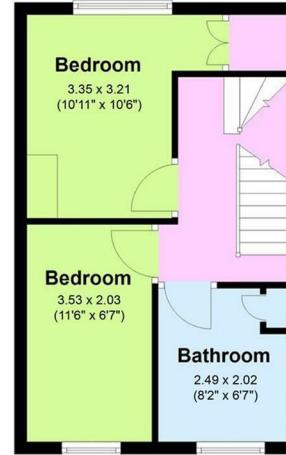
### Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



### First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



### Second Floor

Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.