















This generously proportioned three bedroom mid terrace house offers excellent t potential. The flexible living space is arranged over two floors and comprises entrance vestibule, entrance hall, three reception rooms, lean to,inner hall, kitchen, ground floor bathroom and three bedrooms to the first floor all having the benefit of gas central heating. Externally there is an enclosed courtyard to the front and an enclosed yard to the rear providing secure off street parking. Situated in Southwick and just a short walk away from the many amenities on Southwick Green, close to schools and boasting easy access to Nissan, A19 and wider road networks. Internal inspection is recommended to appreciate the amount of potential and accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double entrance doors to

### Entrance Vestibule

Glazed door to

### Entrance Hall

Stairs to first floor and radiator.

### Reception Room 1 15'9" x 14'1"



UPVC double glazed bay window to front and radiator.

### Reception Room 2 13'3" x 13'7"



Archway leading to

### Lean To 8'4" x 7'9"

Sink and timber door leading to outside.

### Reception Room 3

UPVC double glazed window to side and radiator.

### Inner Hall

### Kitchen 10'0" x 7'2"



Wall and base units, worktops, inset sink, UPVC double glazed window to side.

### Ground Floor Bathroom



WC< washbasin and bath, window to side.

### First Floor Landing

Timber window to rear.



### Bedroom 1 13'8" x 13'2"



Timber window to front and radiator.

### Bedroom 2 13'6" x 11'8"



Timber window to rear, radiator and built in storage cupboard.

### Bedroom 3 10'0" x 6'8"



Timber window to front and radiator.

### Outside

Enclosed rear courtyard with roller shutter door providing secure off street parking.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

### Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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### Important Notice

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### Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









