









A deceptively spacious three bedroom and two reception room mid terraced dormer cottage occupying a sought after position on this desirable street set within the Lower Southwick district, close to Southwick Village Green shopping centre.

Available with no upward chain, the property offers generous living accommodation comprising reception hall, lounge, dining room, breakfasting kitchen, bathroom and three first floor bedrooms whilst benefiting from gas central heating, UPVC double glazing and a large west facing courtyard to the rear with the potential for street parking for two or more cars.

Central to the City Centre, Coast and A19, this competitively priced home should be viewed as matter of urgency as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Lounge 14'9" x 13'1"



Double glazed window to front, 2x radiator and feature fireplace. Sliding doors to dining room.

Dining Room 19'3" x 13'11"



Double glazed window to rear, 2x radiator, feature fireplace and stairs to first floor. Door to kitchen.

Breakfasting Kitchen 20'11" x 9'6"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer. Space for oven, fridge freezer and washing machine. Access hatch to loft, wall mounted Logic boiler, 2x radiators, 2x double glazed windows and UPVC door to rear. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower area, double radiator and 2x double glazed windows.

First Floor Landing

Bedroom 1 18'6" x 13'1"



2x double glazed windows to front and radiator.

Bedroom 2 12'11" x 8'4"



Double glazed window to rear and radiator.

Bedroom 3 9'10" x 9'9" maximum



Double glazed window to rear and radiator.

Outside



Enclosed west facing courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the

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MAIN ROOMS AND DIMENSIONS

intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

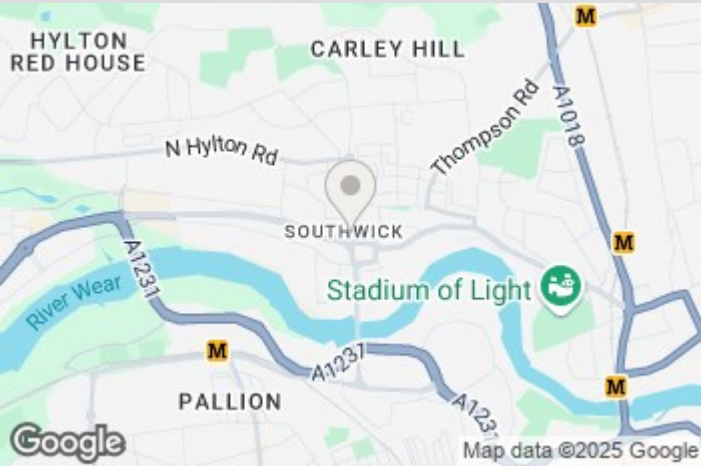
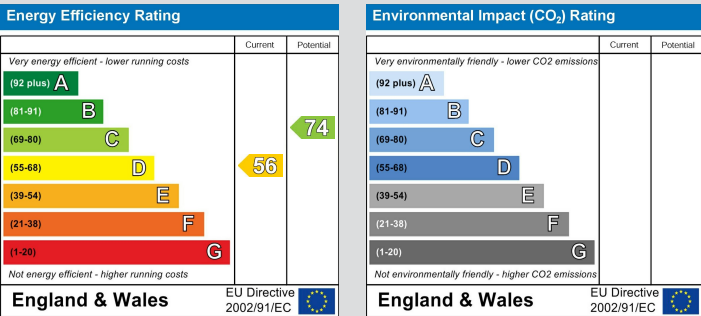
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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