

15 Park Way, Southwick, Brighton, BN42 4LD

Spencer
& Leigh



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Southwick, Brighton, BN42 4LD

Guide Price £425,000 - £450,000 Freehold

- Semi detached bungalow
- Two double bedrooms
- Extended accommodation being deceptively spacious
- Modern fitted kitchen
- Shower room comprising a pleasant suite
- Established West facing rear garden
- Private driveway with off road parking
- Scope to extend into the attic space (subject to consent)
- No on-going chain
- Gas fired central heating & double glazed windows

GUIDE PRICE £425,000 - £450,000

Located in the sought after heart of Southwick, this semi detached bungalow has huge potential and scope to improve and enlarge. Could it be your new home? Offered for sale with no on-going chain, the current accommodation has been extended and features a good size lounge dining room which flows into a garden room, generating a bright and airy space to relax and entertain family or friends. The kitchen has been updated in recent years and has plenty of storage space. Unusually, both bedrooms are good size double rooms and the bathroom comprises a modern shower suite. There is plenty of off road parking provided by the private driveway and an established West facing lawn garden which even has it's very own apple tree! Other points to note are the double glazed windows and gas fired central heating. We feel the property would suite a couple downsizing to a bungalow on the level, or possibly a family wanting to extend and utilise the loft space, adding up to two further bedrooms and a second bathroom (subject to design and consent). Open green spaces including Southwick green, Southwick Square and Southwick railway station are all within walking distance. Schools catering for all ages are also located nearby. Viewing is recommended. COUNCIL TAX - BAND C



Park Way is a popular residential location just east of Southwick Green and within easy walking distance of Southwick Square and the Train Station. Schools nearby include Glebe Primary School & Eastbrook Primary Academy. There is easy access to the A27 and bus routes into and out of the city are also close by.



Entrance
 Entrance Hallway
 Lounge/Diner
 20'11 x 10'11

Garden Room
 13'7 x 9'

Kitchen
 10'3 x 8'1

Bedroom
 12' x 11'8

Bedroom
 11'11 x 10'

Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 17 Mbps, Superfast 70 Mbps available,

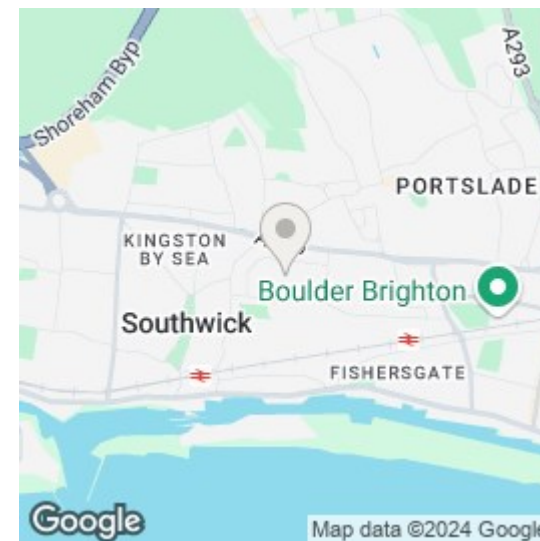
Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

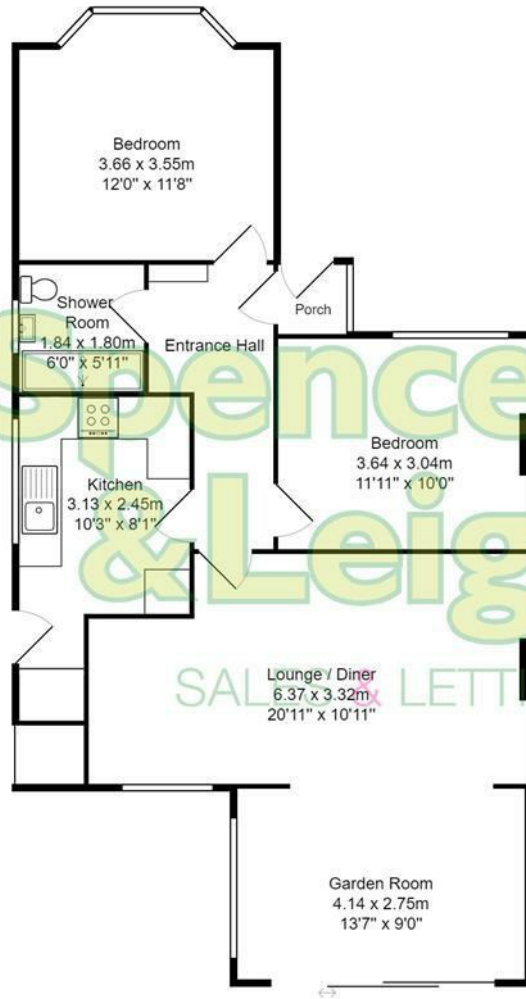
w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

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Total Area: 76.0 m² ... 818 ft²