



118, Southdown Road, BN41 2HJ

Spencer  
& Leigh



118, Southdown Road,  
, BN41 2HJ

£1,550 PCM -

- Semi detached bungalow
- Two double bedrooms
- Wet room & separate WC
- 12' Lounge with doors leading to garden
- 10' Kitchen leading to a new conservatory
- Newly fitted carpets & linoleum floor
- Freshly decorated to a neutral colour scheme
- Gas fired central heating and double glazed windows
- Available immediately
- Viewing recommended

An attractive semi detached bungalow situated in this popular road, a stones throw from Portslade Old Village. The bright and fresh interior has recently been redecorated, including newly fitted carpets, which create an inviting living space. The good sized rooms feature a 12' lounge, a kitchen which leads into a brand new UPVC conservatory, two double bedrooms and a wet room. The established rear garden has a Westerly aspect and benefits from the afternoon sun. Available immediately, the unfurnished accommodation is well worth a look. Local shops are within walking distance at the Old Village and popular schools are also well catered for in the area. COUNCIL TAX - BAND C.



Entrance Hallway

Living Room  
11'1" x 10'5"

Kitchen  
9'10" x 9'2"

Bedroom 1  
13'9" x 11'1"

Bedroom 2  
11'1" x 10'5"

Shower Room  
6'2" x 5'6"

Conservatory  
9'6" x 7'2"

WC

Garden


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

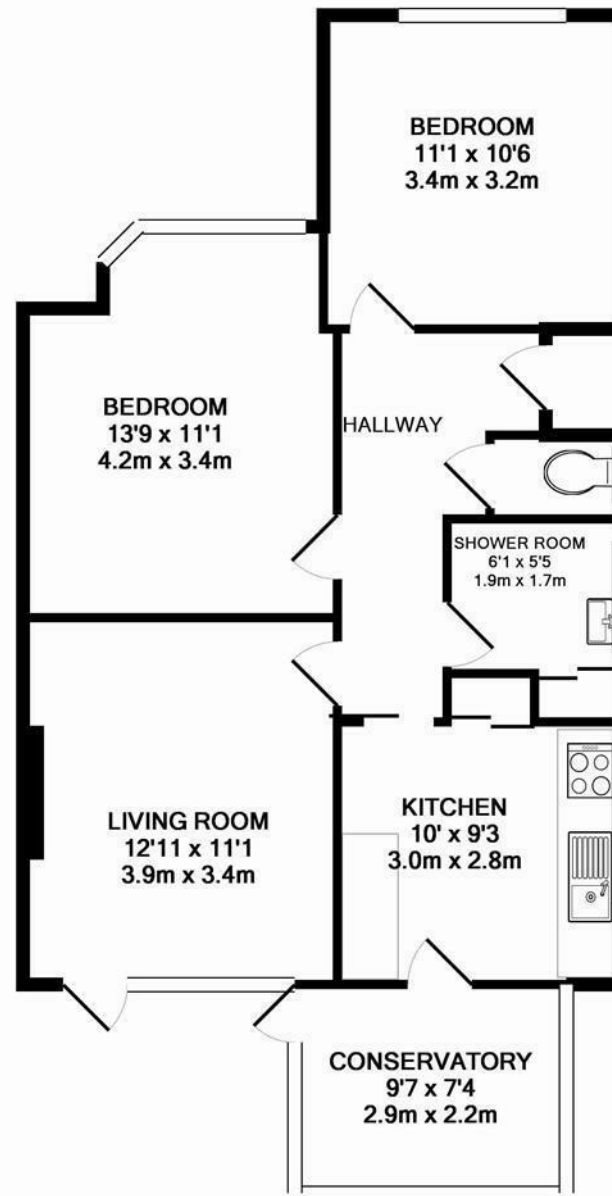
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Spencer  
& Leigh



TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 SQ.FT.)  
Made with Metropix ©2016