



84 Underdown Road

Brighton BN42 4HL

Asking Price Of £540,000

- MODERN FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- CLOAKROOM
- PRIVATE DRIVE

Underdown Road is a no through road within a few minutes' walk of Southwick Green and Southwick Square which offers a variety of shopping facilities including a local butchers and bakery. Southwick train station is also close by offering links along the south coast and into Hove, Brighton and London.

CLOAKROOM Comprising low level w.c, pedestal wash hand basin, radiator, UPVC double glazed window.

LIVING/DINING ROOM Two UPVC double glazed windows, radiator, French doors to garden.

LANDING Fitted cupboard, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin, low level w.c, part tiled walls, UPVC double glazed window.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, separate walk-in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail.

BEDROOM 2 UPVC double glazed window, two velux windows, radiator.

PRIVATE DRIVE

REAR GARDEN Being mainly laid to lawn with shrub borders, outside tap, sheds, gate offering rear access.

Council Tax Band D (taken from

<https://www.tax.service.gov.uk/check-council-tax-band/search>).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

SOUTHWICK

APPROXIMATE GROSS INTERNAL AREA
124.2 sq m / 1335 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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