



Pipit Mews Manor Hall Road, Southwick Brighton BN42 4NF

welcome to

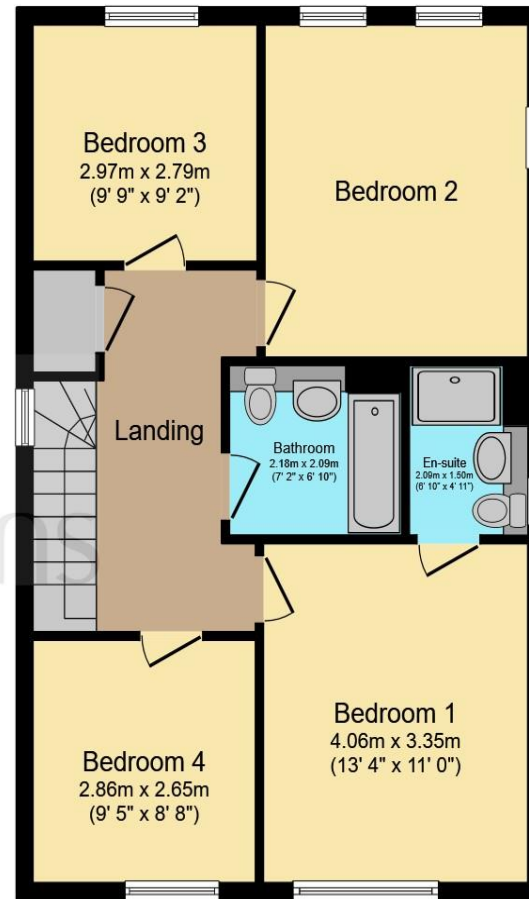
Pipit Mews Manor Hall Road, Southwick Brighton

***ALL 4 BEDS NOW RESERVED!* The Arundel, a stunning four-bedroom home. This beautiful home offers abundant space and thoughtful design, boasting a fully fitted kitchen, garage and off road parking!**





Ground Floor



First Floor

Total floor area 151.4 m² (1,629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Living Room

13' 1" x 12' 9" (3.99m x 3.89m)

Cloakroom

Kitchen / Dining Room

20' x 13' 4" (6.10m x 4.06m)

Utility Room

3' 6" x 2' 9" (1.07m x 0.84m)

Garage

Stairs To First Floor Landing

Bedroom One

13' 1" x 10' 5" (3.99m x 3.17m)

En Suite

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m)

Bedroom Three

9' 5" x 8' 8" (2.87m x 2.64m)

Bedroom Four

8' 8" x 8' 8" (2.64m x 2.64m)

Bathroom

Rear Garden

Off Road Parking

Measurements

welcome to

Pipit Mews Manor Hall Road, Southwick Brighton

- BRAND NEW FOUR BEDROOM LINK DETACHED HOME
- SHOW HOME NOW AVAILABLE TO VIEW
- ENERGY EFFICIENT AIR SOURCE HEAT PUMP HEATING SYSTEM
- GARAGE AND OFF ROAD PARKING
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: Exempt

£720,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG106232



Property Ref:
LCG106232 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01903 766041



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk