



Pipit Mews Manor Hall Road, Southwick Brighton BN42 4NF



welcome to

**Pipit Mews Manor Hall Road,
Southwick Brighton**

- FINAL 2 BEDROOM HOME REMAINING
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- BRAND NEW!!
- SHOW HOME AVAILABLE TO VIEW
- ENERGY EFFICIENT AIR SOURCE HEAT PUMP SYSTEM AND EV CHARGEING POINTS

Tenure: Freehold EPC Rating: Exempt

£465,000

**** ONLY 2 TWO-BEDROOM HOMES REMAINING!! **** Welcome to the Merden, a well-proportioned two-bedroom home. Situated on the stunning West Sussex coast, this fabulous home provides everything you need to enjoy a comfortable and stylish home.



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Property Ref:

LCG106324 - 0003

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.

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