

Pipit Mews Manor Hall Road, Southwick Brighton BN42 4NF



welcome to

Pipit Mews Manor Hall Road, Southwick Brighton

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- HIGH QUALITY FIXTURES AND FITTINGS
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- ENERGY EFFICIENT AIR SOURCE HEAT PUMP SYSTEM, UNDERFLOOR HEATING AND EV CHARGING
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Tenure: Freehold EPC Rating: Exempt

READY TO MOVE INTO Welcome to the Merden! A wellproportioned two-bedroom home situated on the stunning West Sussex coast. The Merden has everything you need; combining modern design, sustainable features and everyday convenience to create this stylish house a home.



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Property Ref: LCG106394 - 0002 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.
 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.
 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.
 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.
 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.
 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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