





#### welcome to

# **Old Shoreham Road, Southwick Brighton**

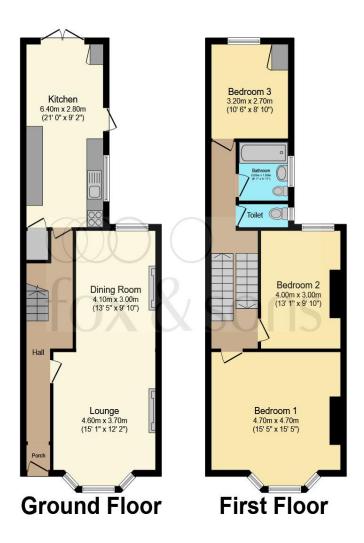
This chain free period terraced house provides an opportunity for the new owners to create traditional charm and contemporary living, making it an enticing prospect for those seeking a new home for modernisation. Just a short walk to Southwick Square, local transport links on the doorstep and in the heart of local catchment area for schools, this property provides everything for you and the family.

Downstairs consists of a spacious living area perfect for entertaining and a well-equipped extended kitchen providing access to a large, sunny, south facing garden. Heading upstairs in the property you will discover three generously sized double bedrooms, a family bathroom and a separate water closet.









### Total floor area 113.6 m² (1,222 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

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### **Old Shoreham Road, Southwick Brighton**

- NO ON-GOING CHAIN
- THREE BEDROOM FAMILY HOME
- DEVELOPMENT OPPORTUNITY
- SOUTH FACING GARDEN
- SHORT WALK TO SOUTHWICK GREEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/SHM103610



Property Ref: SHM103610 - 0004 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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