



Pipit Mews Manor Hall Road, Southwick Brighton BN42 4NF

welcome to

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

- ONLY 4 HOMES REMAINING
- READY TO MOVE INTO - FINAL PLOTS NOW REMAINING
- EPC B: ENERGY EFFICIENT AIR SOURCE HEAT PUMPS AND EV CHARGING POINTS
- 2 ALLOCATED PARKING SPACES
- CLOSE PROXIMITY TO BRIGHTON CITY CENTRE AND ONLY 5 MINUTES FROM SOUTHWICK HIGHSTREET

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£540,000

****SHOW HOME- READY TO MOVE INTO**** The Amberley, a meticulously designed three-bedroom home that combines comfort, style, and functionality. This stylish home features premium finishes throughout and enjoys a private rear garden & 2 parking spaces!



view this property online fox-and-sons.co.uk/Property/SHM105602



Property Ref:
SHM105602 - 0013

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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