



Guide Price
£400,000

Freehold

3x  1x  1x 

**Watling Road,
Southwick, BN42**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Beautiful feature bay windows
- Handy garage
- Chain free!
- Modern kitchen through to open plan lounge and dining area
- Fantastic location in walking distance to the train station, Southwick Green and easy access to the A27

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'11 x 12'7 (4.55m x 3.84m)

Dining Area: 10'4 x 10'0 (3.15m x 3.05m)

Kitchen: 10'4 x 7'4 (3.15m x 2.24m)

Conservatory: 16'4 x 4'6 (4.98m x 1.37m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 x 12'0 (3.94m x 3.66m)

Bedroom 2: 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 3: 9'2 x 6'5 (2.80m x 1.96m)

Shower Room

Separate Toilet

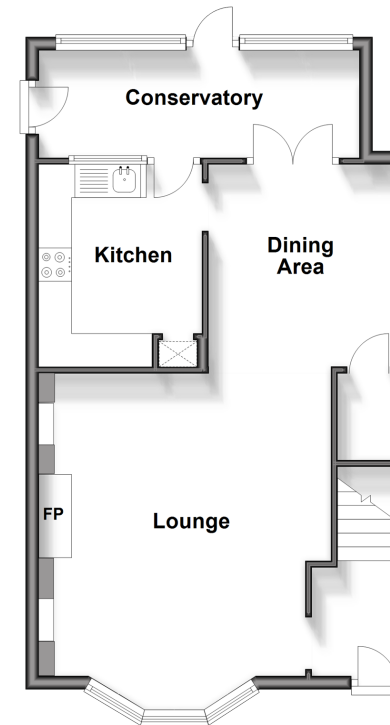
OUTSIDE

Garage & Shared Driveway

Front & Rear Garden

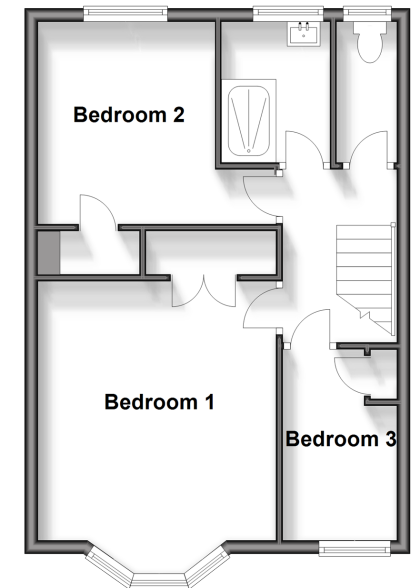
Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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