



Manor Hall Road, Southwick, BN42 4NB Auction Guide £350,000 Freehold

FOR SALE BY AUCTION on 24th June 2025

Auction Guide £350,000

Outstanding opportunity to purchase this vacant 3 bedroom family house in need of some updating and suitable for extending if required (STNC/PD Rights).

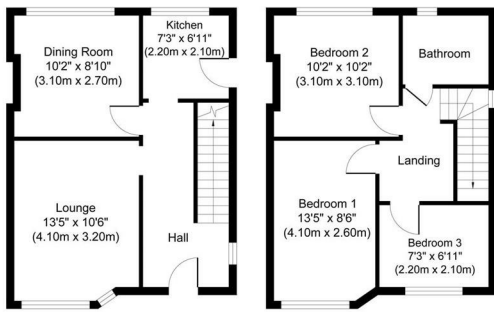
Backing onto school playing fields, the large rear garden faces due south whilst offering a really lovely open aspect and is indeed a feature of the property which includes 3 bedrooms, separate lounge and dining room, kitchen, family bathroom, gas central heating, double glazed windows, private driveway for ample parking, patio and all with immediate vacant possession with NO ONWARD CHAIN.

Location wise, this really is about as good as it gets being on completely level ground close to local shopping facilities whilst also having nice and easy access into Southwick Square with its own more comprehensive amenities and railway station. Bus services provide access to Brighton and Hove.

Viewing is without doubt, highly recommended.

*Fees apply, please see legal pack for further information.

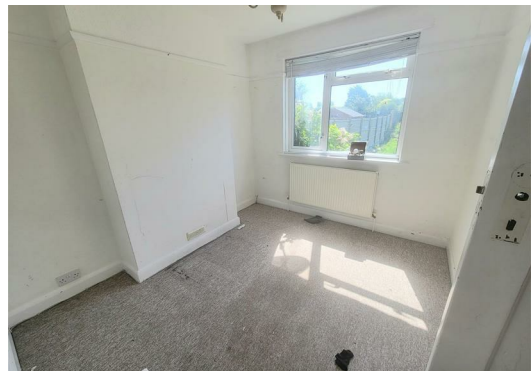
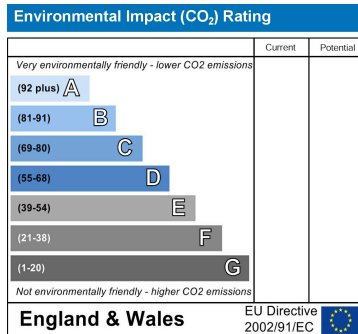
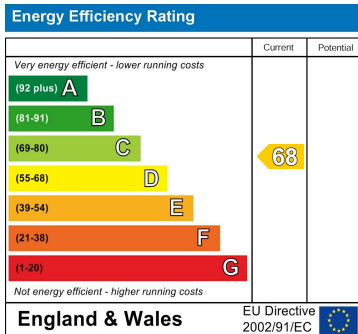




Ground Floor
Approximate Floor Area
418 sq. ft
(38.79 sq. m)

First Floor
Approximate Floor Area
418 sq. ft
(38.79 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

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