



## 116 OLD SHOREHAM ROAD BRIGHTON, BN42 4HT

FREEHOLD

Superb detached family home with fantastic south facing garden. This lovely three storey property is beautifully presented throughout and benefits from bright and spacious accommodation, comprising; four bedrooms, family bathroom, cloakroom, ensuite shower room, lounge with bay windows and impressive open plan living area overlooking and opening onto the rear south facing garden via bi-folding doors. The split level garden has a decking area providing plenty of dining space with steps down to the generous sized lawn. Additional benefits include underfloor heating, double glazing throughout, plenty of storage and off street parking to the front for multiple vehicles. Built in 2021 and benefiting from the remainder of a 10 year warranty.

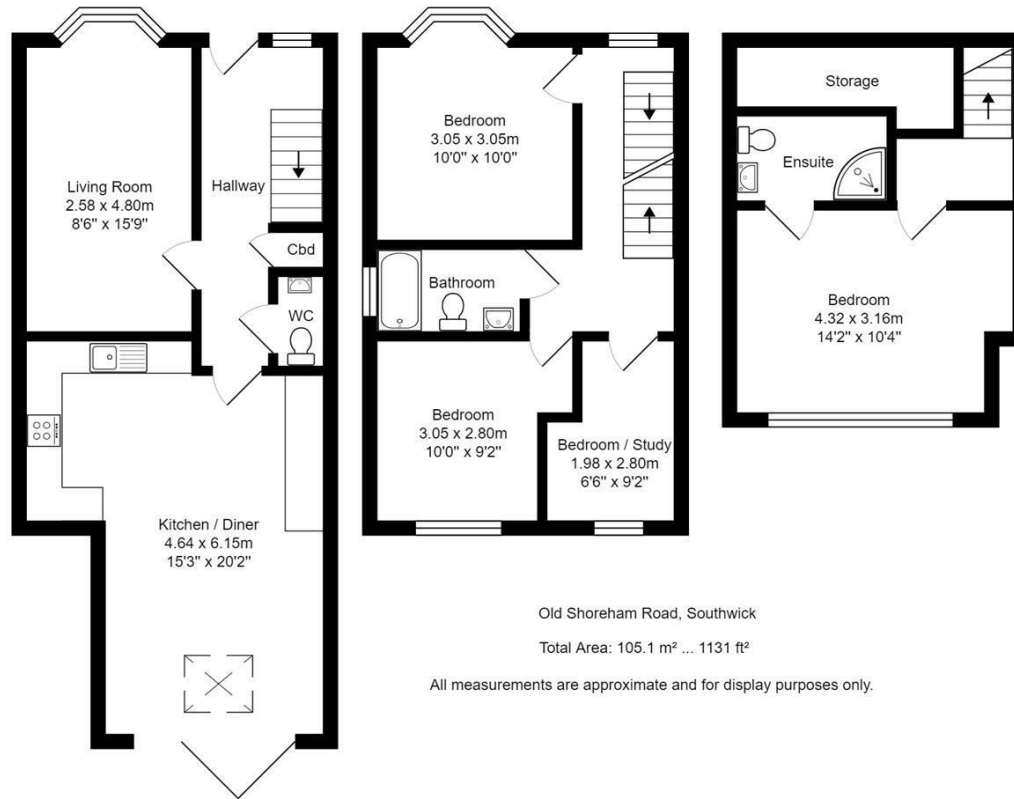
The location will appeal to many being within easy reach of local amenities and popular schools, including Shoreham Academy.

# Nicholas James

SALES LETTINGS AUCTIONS



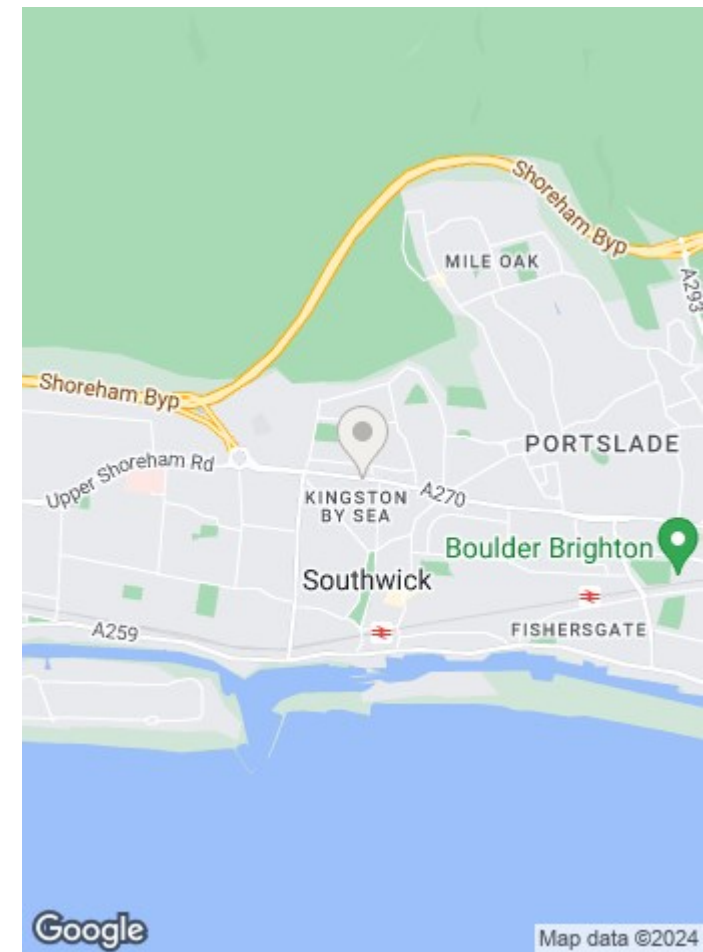




Old Shoreham Road, Southwick

Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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