



10 SPRINGATE ROAD BRIGHTON, BN42 4LF

FREEHOLD

Fantastic semi-detached family home with off street parking and west facing garden. This beautifully presented property benefits from a substantial ground floor extension & loft conversion, with good sized rooms and plenty of natural light combining to create a real sense of space throughout. The spacious accommodation comprises; four double bedrooms, one with a walk in wardrobe, two bathrooms and superb open plan living space with modern kitchen. Outside there is off street parking to the front for multiple vehicles and delightful west facing garden, part lawn and part patio with porcelain tiles continuing from the extension providing plenty of space for dining table and chairs. The garden room offers potential for multiple uses, with power, lighting, water supply and south facing double glazed windows.

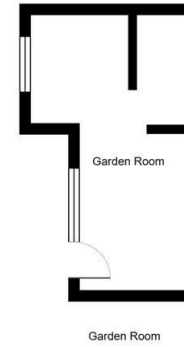
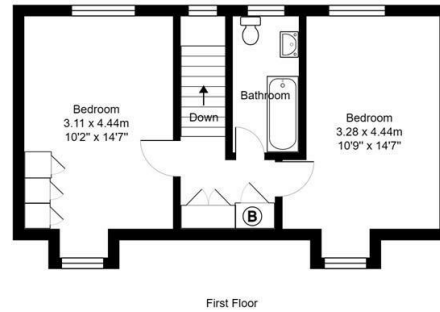
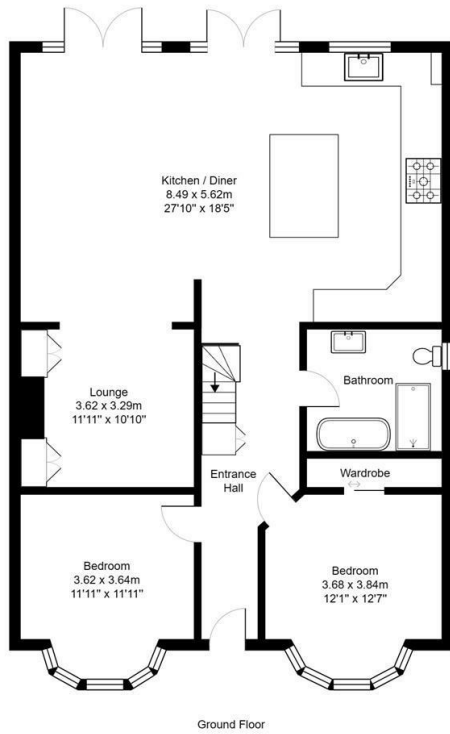
This sought after residential location is within easy reach of local shops, amenities and Southwick Railway Station along with popular Schools in the area. A more comprehensive range of shops can be found in Shoreham with both Shoreham & Portslade Mainline Stations offering regular and direct links to London.

Nicholas James

SALES LETTINGS AUCTIONS







Springgate Road
 Total Area: 149.3 m² ... 1608 ft² (Excluding Garden Room)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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 SALES LETTINGS AUCTIONS