



96 UNDERDOWN ROAD BRIGHTON, BN42 4HL

£530,000
FREEHOLD

Fantastic family home with off street parking and good sized rear garden. This beautifully presented property has been extended to provide spacious accommodation across three floors comprising; through lounge diner, modern kitchen, conservatory, three double bedrooms, luxury family bathroom and en-suite shower room. Additional benefits include fitted shutters and gas feature fireplace.

Quietly positioned on this popular no through road close to Southwick Green and local amenities including popular shops and schools. Southwick Station is easily accessible providing regular links to Brighton and London.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Underdown Road

Total Area: 123.0 m² ... 1324 ft²

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			78
(55-68) D		59	
(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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