



Old Mill Close, Southwick
Offers Over £260,000



Property Type: Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Three Bedrooms
- First Floor Apartment
- Spacious Lounge/Dining Room
- West Facing Main Bedroom
- Fitted Kitchen
- Long Lease
- Views Over River Adur And Harbour
- Close To Local Amenities
- Vendor Suited
- Viewing Is Advised
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We are delighted to offer for sale this spacious three bedroom first floor apartment benefitting from direct River Adur views.

Situated just off of the A259 coast road on Southwick/Portslade border with local shops near by. Fishersgate station can be found just over 1/4 of mile to the North. Access to Southwick locks are a short walk away providing a direct route onto the beach. More comprehensive shopping facilities, amenities and train stations can be found in either Boundary Road, Portslade or Southwick Square, Southwick, to the East and West respectively. Easy access to Brighton and Worthing and beyond via the 700 bus is just across the road.





COMMUNAL ENTRANCE Accessed via entryphone system, Communal stairs to:-

FIRST FLOOR Private front door through to:-

ENTRANCE HALL Comprising carpeted flooring, wall mounted door entryphone system, cupboard housing meters and fuseboard, single light fitting. Door into:-

OPEN PLAN LOUNGE/DINING ROOM West aspect. Comprising pvcu double glazed bow window, radiator, carpeted flooring, single light fitting.

FITTED KITCHEN East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with inset single drainer stainless steel sink unit, inset electric hob with oven below and extractor fan over, fitted range of cupboards and drawers, space and provision for washing machine & fridge/freezer, wall mounted boiler, part tiled walls, tiled flooring, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

INTERNAL HALLWAY Comprising carpeted flooring, single light fitting, two fitted cupboards.

BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, full width fitted wardrobe cupboards with mirrored sliding doors, recessed shelving, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

SEPARATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc with hidden cistern, fully tiled walls, tiled flooring.

BATHROOM East aspect. Comprising two obscured glass pvcu double glazed windows, panel enclosed bath with shower over, pedestal hand wash basin, chrome ladder style towel rail, single ceiling light fitting, fully tiled walls, tiled flooring, extractor fan.

EXTERNAL STORAGE Good size brick built external storage space, located in the ground floor.

TENURE

Leasehold

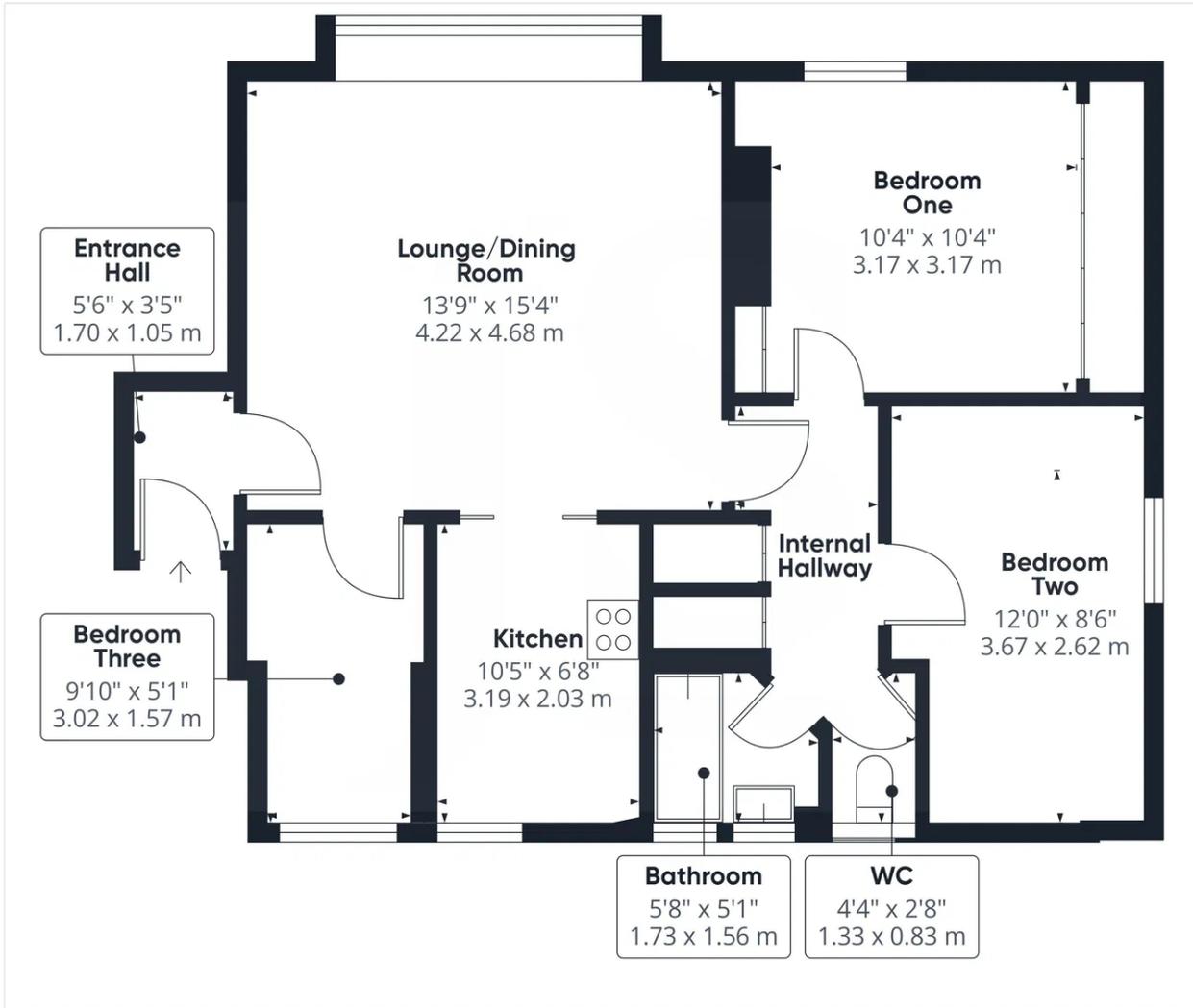
LEASE: Approximately 172 years remaining

MAINTENANCE: For 2025/26 estimated £785.18

GROUND RENT: None

Adur District Council





Approximate total area⁽¹⁾
714 ft²
66.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	80
(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	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.