



First Floor Flat, 240 Old Shoreham Road, Southwick, BN42 4LT

**Spencer  
& Leigh**



## First Floor Flat, 240 Old Shoreham Road, Southwick, BN42 4LT

£1,250 Per Month -

- Top floor flat, private entrance
- Unfurnished, long-term rental
- Private parking at front
- Easy access to Southwick Square
- Close to train station
- 1 bedroom, 1 bathroom
- Available end of August
- Located on Old Shoreham Road
- Ideal for commuters
- Viewing recommended

This charming first-floor flat offers a perfect blend of comfort and convenience. With its own private entrance, this property provides a sense of independence and privacy that is often sought after in urban living.

The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The single bedroom is a cosy retreat, providing a peaceful space for rest. The bathroom is functional, catering to all your daily needs.

One of the standout features of this property is the availability of parking at the front, a rare find in such a location. The flat is unfurnished, allowing you the freedom to personalise the space to your taste and style.

Situated just a short distance from Southwick Square, the residents will enjoy easy access to a variety of local shops, cafes, and amenities. Additionally, the nearby train station offers excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the wider area.

This long-term rental opportunity is perfect for individuals or couples seeking a comfortable home in a vibrant community. With its appealing features and prime location, this flat is not to be missed. Available to move in at the end of August, unfurnished.



Entrance Hall

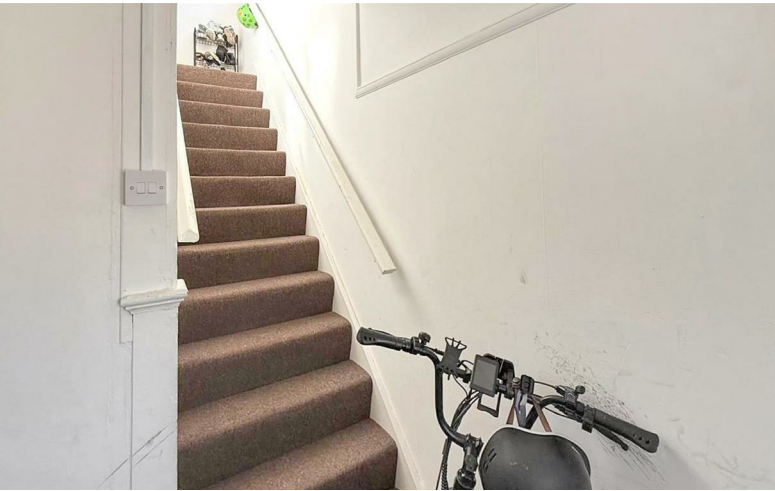
Living Room  
11'11" x 11'2"

Kitchen

Bedroom  
11'7" x 11'2"

Bathroom

Property Information  
Council Tax Band A: £1,690.22 2026/2027  
Utilities: Mains electric, gas, water and sewerage  
Parking: Off street parking  
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Mobile: Good coverage (OFCOM checker)



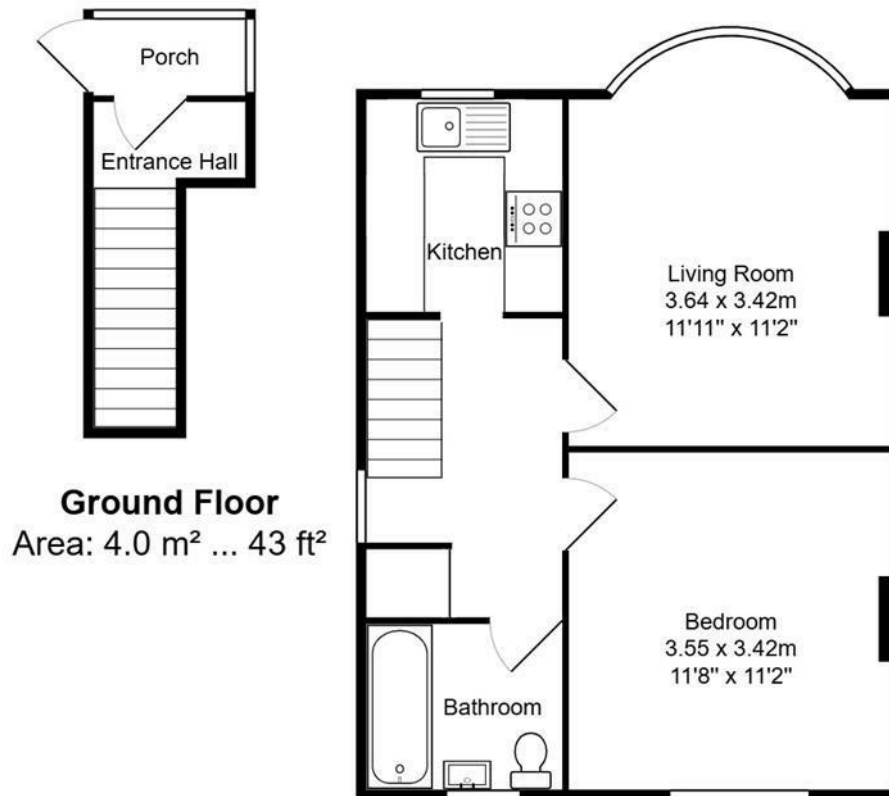
Council:- Adur  
Council Tax Band:- A

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 75        |
| (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 |           |

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566  
w: www.spencerandleigh.co.uk





All measurements are approximate and for display purposes only.