



66 Old Barn Way, Southwick, Brighton, BN42 4NT

Spencer
& Leigh

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Brighton, BN42 4NT

Price £399,950 - Freehold

- Semi detached family home
- Three well proportioned bedrooms
- 22' Lounge/dining room with a dual aspect
- G/f cloakroom/WC & F/f bathroom
- Potential to improve
- Private hardstanding at front
- South facing rear garden
- No onward chain
- Excellent location with easy access to commuter links and amenities
- Viewing highly recommended

Set in a delightful crescent in Southwick, this semi-detached family home on Old Barn Way offers a perfect blend of comfort and potential. Spanning an impressive 1,013 square feet, the property features three generously sized bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a well-proportioned reception room that invites natural light with a dual aspect, creating a warm and welcoming atmosphere. The south-facing garden is a true highlight, providing a lovely outdoor space for relaxation and entertaining, while the hardstanding at the front allows for convenient parking for two vehicles.

This home has been well cared for and presents an excellent opportunity for new owners to add their personal touch and make it their own. The location is particularly appealing, with easy access to local amenities such as Boundary Road, Southwick Square, and the Holmbush Centre. Additionally, the property is well-connected to transport links, with Portslade, Fishersgate, and Southwick train stations just a short distance away, ensuring that commuting is a breeze.

For those who enjoy outdoor activities, Southwick Recreation Ground is nearby, providing ample space for leisure and recreation. With no onward chain, this property is ready for you to move in and start creating lasting memories. Don't miss the chance to view this lovely home in a popular and convenient location.



Old Barn Way is a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishersgate train stations are also a short stroll away. The Holmbush shopping centre with M & S, Next and Tesco Superstore is a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance

Entrance Hallway

Living Room
22'6 x 9'9

Conservatory
8'4 x 8'2

Kitchen
10'4 x 9'8

G/f Cloakroom/WC
7'2 x 2'6

Stairs rising to First Floor

Bedroom
13'2 x 10'6

Bedroom
11'8 x 9'9

Bedroom
11'2 x 7'2

Shower Room
7' x 5'1

OUTSIDE

Rear Garden

Property Information
Council Tax Band C (Adur): £2,278.75 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private driveway and un-restricted on-street parking
Broadband: Standard 27 Mbps, Ultrafast 5500 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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.

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Council:- ADUR
Council Tax Band:- C

Energy Efficiency Rating

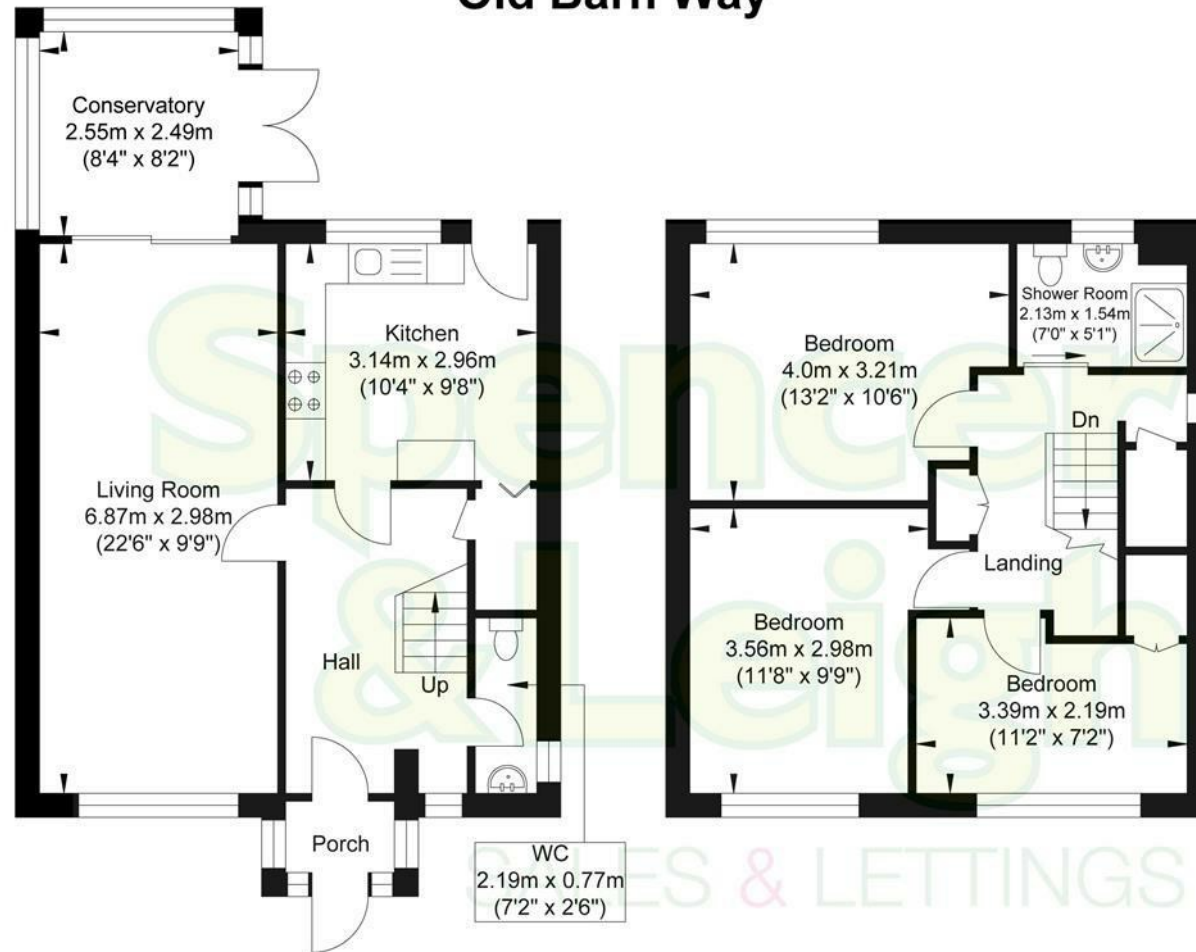
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Old Barn Way



Ground Floor
 Approximate Floor Area
 545.73 sq ft
 (50.70 sq m)

First Floor
 Approximate Floor Area
 467.15 sq ft
 (43.40 sq m)

Approximate Gross Internal Area = 94.10 sq m / 1012.88 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.