



Victoria Road, Southwick

Offers Over **£280,000**



Property Type: Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Freehold To Entire Building
- Scope For Off Road Parking (Stnpc)
- Private Rear, Side And Front Gardens
- Modern Open Plan Kitchen/Dining Room with Bespoke Fitted Cabinetry
- Walking Distance to Southwick Square & Green
- Modern Shower Room
- Southwick Station Within A Short Stroll
- Ideal Investment Or First Time Buy
- Low Outgoings
- Inspection Strongly Advised

We are delighted to offer for sale this recently refurbished ground floor Victorian garden flat, occupying the entire ground floor of an impressive period building and offering flexible accommodation as either a spacious one-bedroom or well-proportioned two-bedroom home.

Situated in a sought after residential area just off Southwick Green being conveniently located within walking distance of comprehensive shopping facilities in Southwick Square also with Doctors Surgery, Library and Community Centre. The Railway Station is a short walk away as is access to the lock gates leading to the beach. Close to bus routes which run locally along with the 700 which runs along the A259 coast road to the East and West





COMMUNAL ENTRANCE Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising engineered wooden flooring, radiator, understairs storage cupboard.

SPACIOUS LOUNGE (BEDROOM TWO) South/East aspect. Comprising original sash bay window, feature fireplace having tiled inserts and hearth, original cornicing, picture rail, engineered wooden flooring, radiator.

DOUBLE BEDROOM ONE North/West aspect. Comprising original sash window, radiator, engineered wooden flooring, feature fireplace with tiled inserts.

IMPRESSIVE RECENTLY FITTED MODERN KITCHEN/DINING ROOM

North/East aspect. Comprising two original sash windows, radiator, engineered wooden flooring, sunken spotlights, wall mounted heating control panel, cupboard housing wall mounted boiler, bespoke fitted cupboards and recessed shelving. Laminate work surfaces with cupboards below, inset stainless steel single drainer sink unit with mixer tap, matching integrated dishwasher, washing machine and fridge/freezer. Inset four ring induction hob with oven below, part tiled splash backs, breakfast bar with seating for three.

RECENTLY FITTED CONTEMPORARY SHOWER ROOM North/West

aspect. Comprising two obscure glass pvcu double glazed windows, contemporary hand wash basin with vanity unit below, low flush wc, walk in shower cubicle with shower attachment being fully tiled, wall mounted heated towel rail, tiled flooring, extractor fan, sunken spotlights.

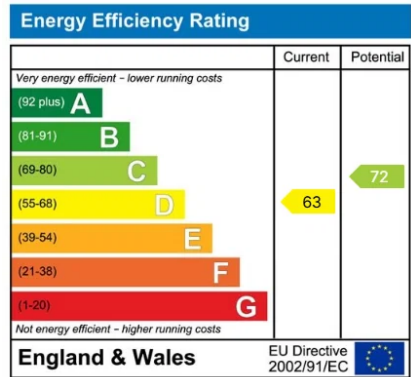
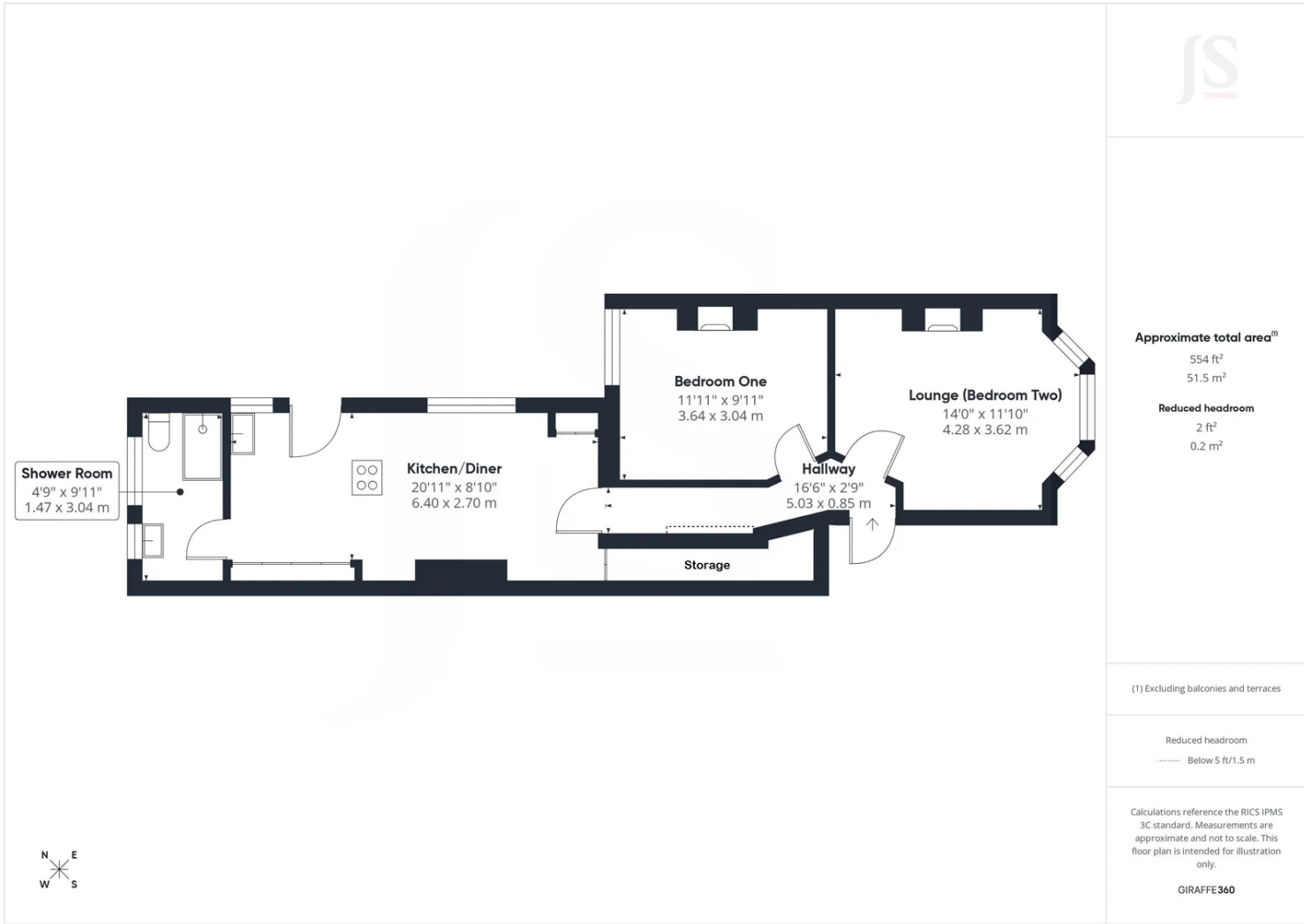
FRONT GARDEN Laid to chip stone being dwarf wall enclosed, gate to side access. Scope for off road parking (Stnpc).

FEATURE SIDE & REAR GARDEN Laid to limestone chippings leading onto large lawned area having various shrub and plant borders, timber built shed, outside tap, wall mounted light.

TENURE

Freehold to the entire building
Service Charge: £780 per annum
Ground Rent: Zero





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.