



**20A Summersdeane, Southwick,  
Brighton, BN42 4QU  
£230,000 - £250,000 Leasehold**

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making the *right* moves  
ESTATE AGENTS

# An Immaculately Presented One Bedroom First Floor Apartment, With a Private Garden Leading to a Flexible Home Office/Garden Room, and a Predominantly Southerly Aspect.

## Situation

Summersdeane is a popular residential location towards the top part of Southwick, within easy walking distance of both Southwick Square and the Train Station. The area is also covered regularly by the No. 46 bus servicing a route between Southwick Square and Brighton Pavilion. There is easy access to the A27 & A23 for Gatwick and London, Southwick Beach is located just over 1 Mile away for great coastal walks over the Lock Gates.

## Description

Stevens are delighted to offer for sale this immaculately presented one-bedroom apartment, complete with a predominantly south-facing garden, an impressive garden room, and low monthly outgoings!

The property has been renovated to a high standard throughout by the current vendors, featuring new plastering, wiring, insulation, LED lights, as well as a renovated bathroom and kitchen. If you're looking for a place you can move into immediately, this apartment ticks all the boxes!

Accessed via a few steps to the private front door, which has been upgraded to a new composite grey design with chrome fittings, the entrance offers ample under-stairs storage, along with additional space for shoes and coats. Inset LEDs illuminate the stairway, giving it a contemporary feel and setting the tone for the rest of the property.

The modern kitchen boasts marble-effect countertops accompanied by high-gloss handle-less storage units, both high and low. A bright splashback enhances the contemporary ambience. The spacious double bedroom comfortably accommodates a Super King-size bed and features built-in wardrobe space. The lounge continues the modern theme and offers a distant southerly view toward the sea.

The oversized shower room exudes luxury, featuring a contrasting black shower cubicle paired with white sanitary ware, all finished in a stylish half-tiled pattern.

Outside, the garden truly steals the show! The predominantly south-facing garden is mostly laid to lawn, featuring a top paved BBQ area and a further undercover socializing space leading to the garden room. Aptly named the "Dog House", it currently serves as a bar and games room, making it ideal for entertaining guests, but it could also be converted into a work-from-home space if needed.

In our opinion, early viewing is essential to fully appreciate this apartment and all its features!

## Property Information

Council Tax Band A: £1690.22 2026/2027

Utilities: Mains Gas & Electric. Mains Water & Sewage.

Parking: On Street

Broadband: Standard 14 Mbps, Superfast 63 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good Coverage (OFCOM checker)

Lease: 87 Years remaining.

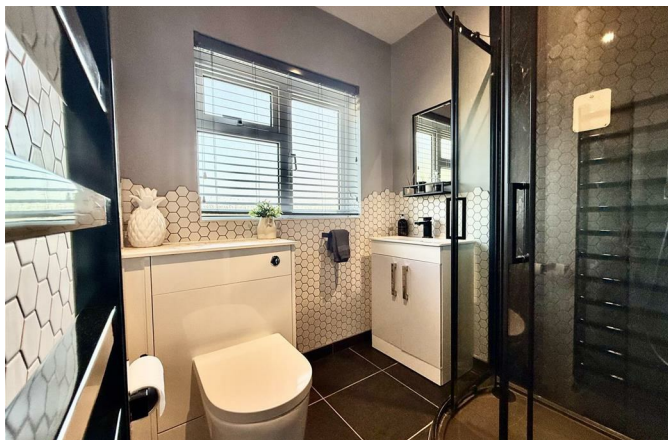
Ground Rent: £10 Per Annum.

Service Charge: £187 Per Annum.

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

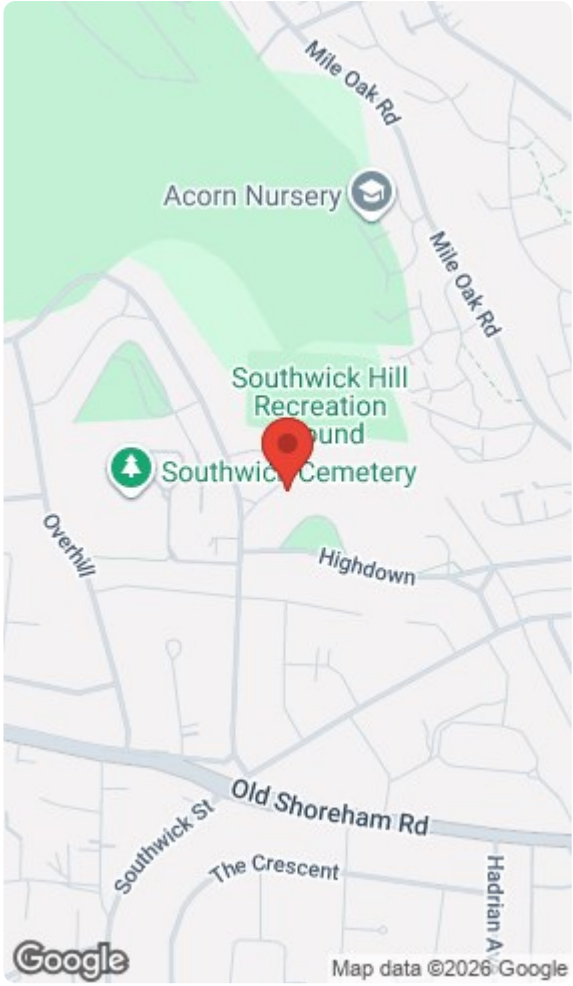
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





Southwick, Brighton, BN42

Total = 525 sq ft / 48.8 sq m  
For identification only - Not to scale



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 76        |
| (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 |           |

Viewings by appointment only  
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