20A Summersdeane, Southwick, Brighton, BN42 4QU

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Guide Price £230,000 - £250,000 Leasehold

- One Bedroom apartment
- Ideal First Time Purchase/Investment
- Predominantly South facing rear garden
- Low monthly outgoings
- Presented in immaculate condition
- Useful Garden Room/Summerhouse
- Smart controlled lighting & security system
- Modern fitted kitchen
- Stylish Bathroom
- Viewing highly recommended

GUIDE PRICE £230,000 - £250,000

An IMMACULATELY PRESENTED one Bedroom First Floor Apartment, With PRIVATE GARDEN Leading to a Flexible Home Office/Garden Room and a Predominantly SOUTHERLY ASPECT.

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 ambiance. 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!

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 costal walks over the Lock Gates.

Private Entrance

Stairs rising to First Floor

Entrance

Entrance Hallway

Reception Room

Kitchen

Bedroom

Shower Room/WC

OUTSIDE

Rear Garden

Garden Room
12'6 x 7'5

Property Information
87 Years remaining on the lease
Service Charge - £187 p/a
Ground Rent - £10 p/a
Council Tax Band A: £1690.22 2026/2027
Utilities: Mains Gas & Electric. Mains Water & Sewage.
Parking: Un-restricted on street parking
Broadband: Standard 14 Mbps, Superfast 63 Mbps, Ultrafast 1800 Mbps (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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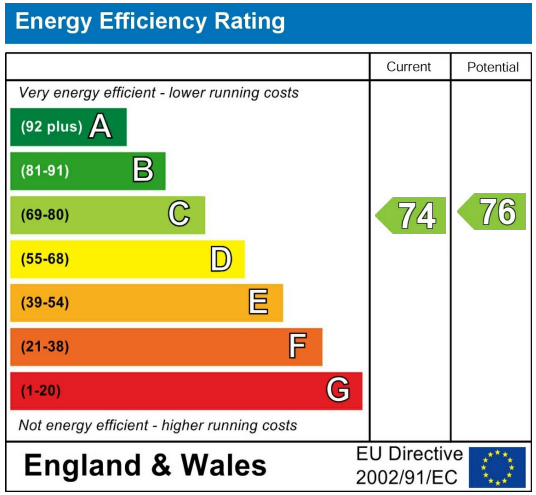
Council:- BHCC
Council Tax Band:- A



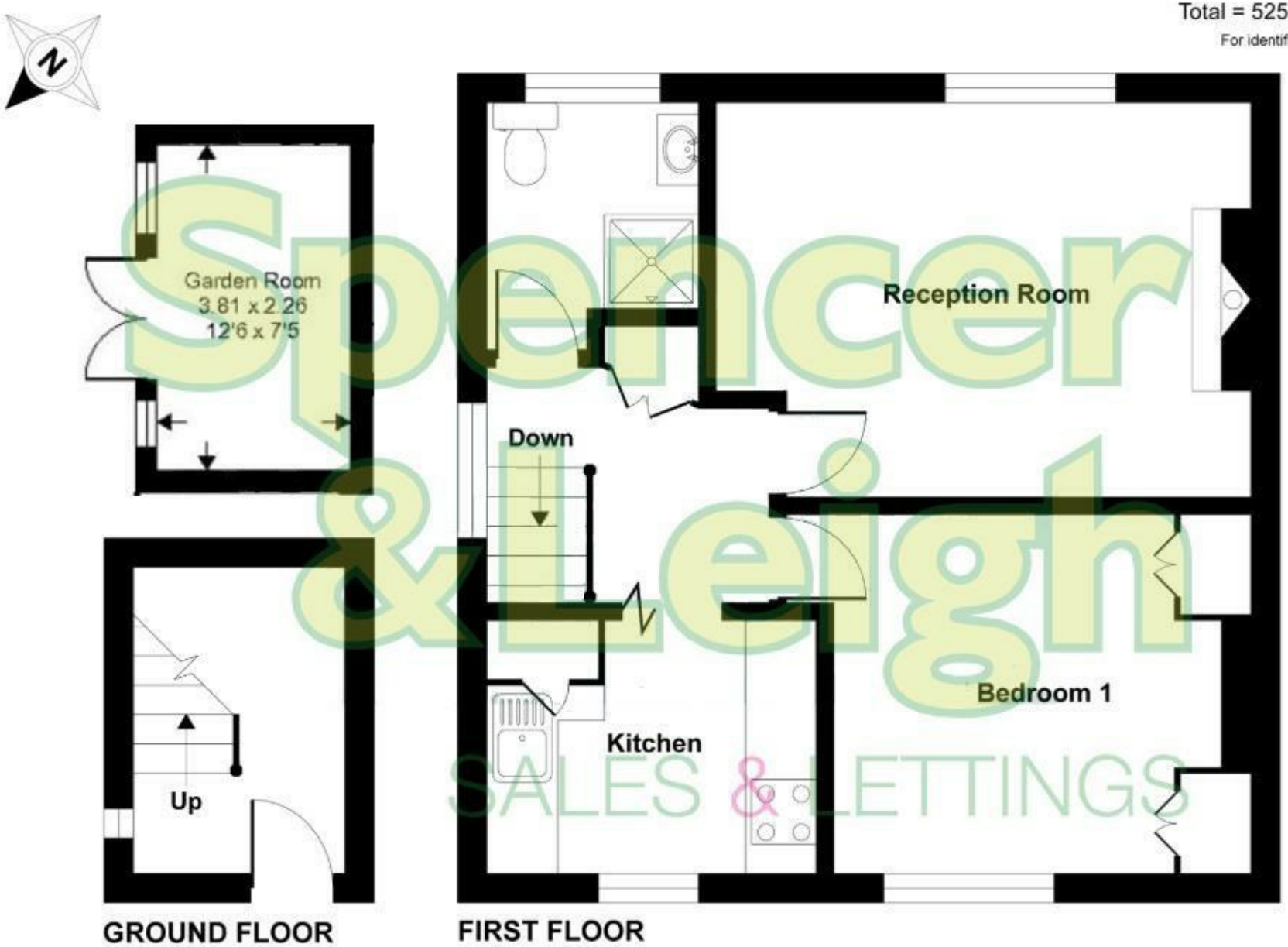
The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Southwick, Brighton, BN42

Total = 525 sq ft / 48.8 sq m

For identification only - Not to scale



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