



St Aubyns Road | Fishersgate, Southwick | BN41 1PE

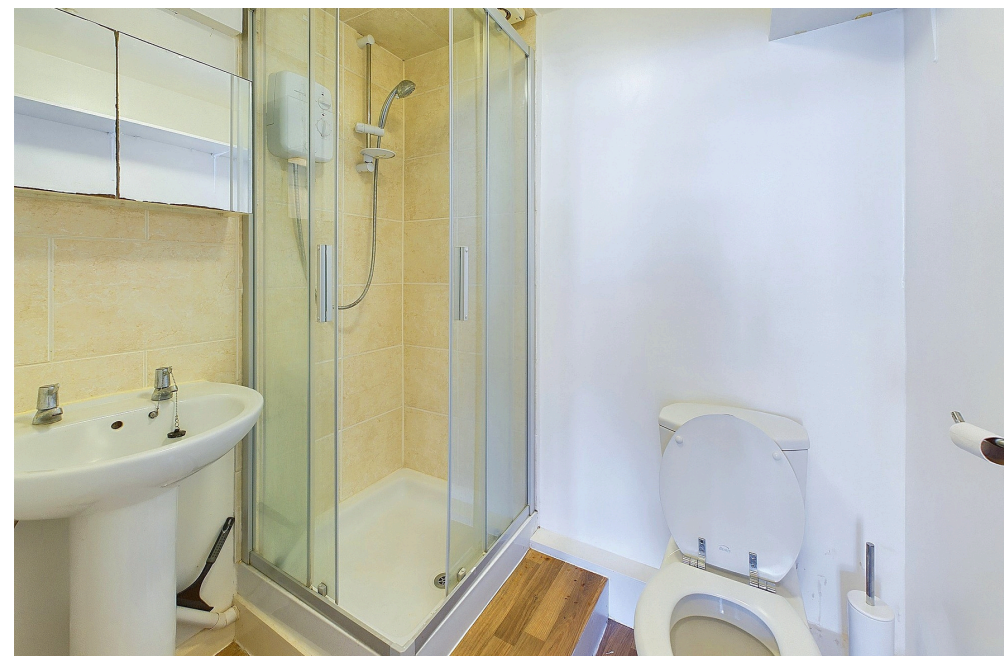
£130,000







We are delighted to offer for sale this ground floor studio flat with South facing courtyard situated on level ground in this residential location.





## Key Features

- Freehold To Whole Building
- Inspection Advised
- Situated On Level Ground
- Private South Facing Courtyard
- Shower Room
- Open Plan Kitchen
- Spacious Studio Room



**0 Bedroom**



**1 Bathroom**



**1 Reception  
Room/Studio**

### INTERNAL

Pvcu double glazed front door through to :-

STUDIO ROOM North aspect. Comprising pvcu double glazed bay window, wall mounted electric heater.

### OPEN PLAN SPACIOUS KITCHEN

Comprising pvcu double glazed door leading out to rear courtyard, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space for oven/cooker with extractor fan over, provision for washing machine, space for fridge/freezer, space for dryer.

INTERNAL HALLWAY Comprising two storage cupboards.

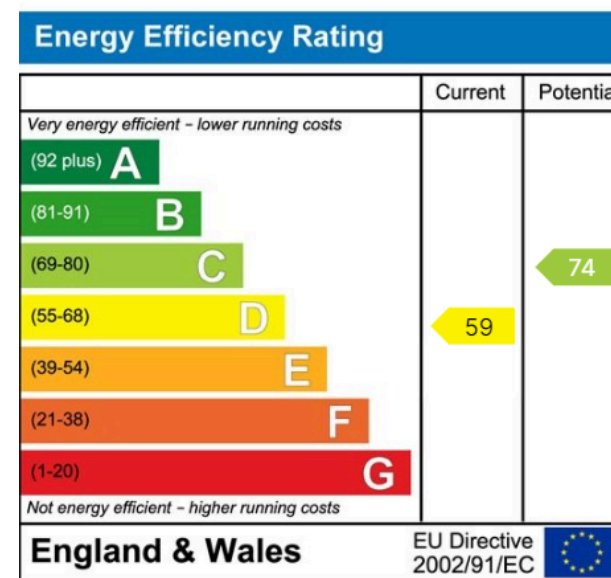
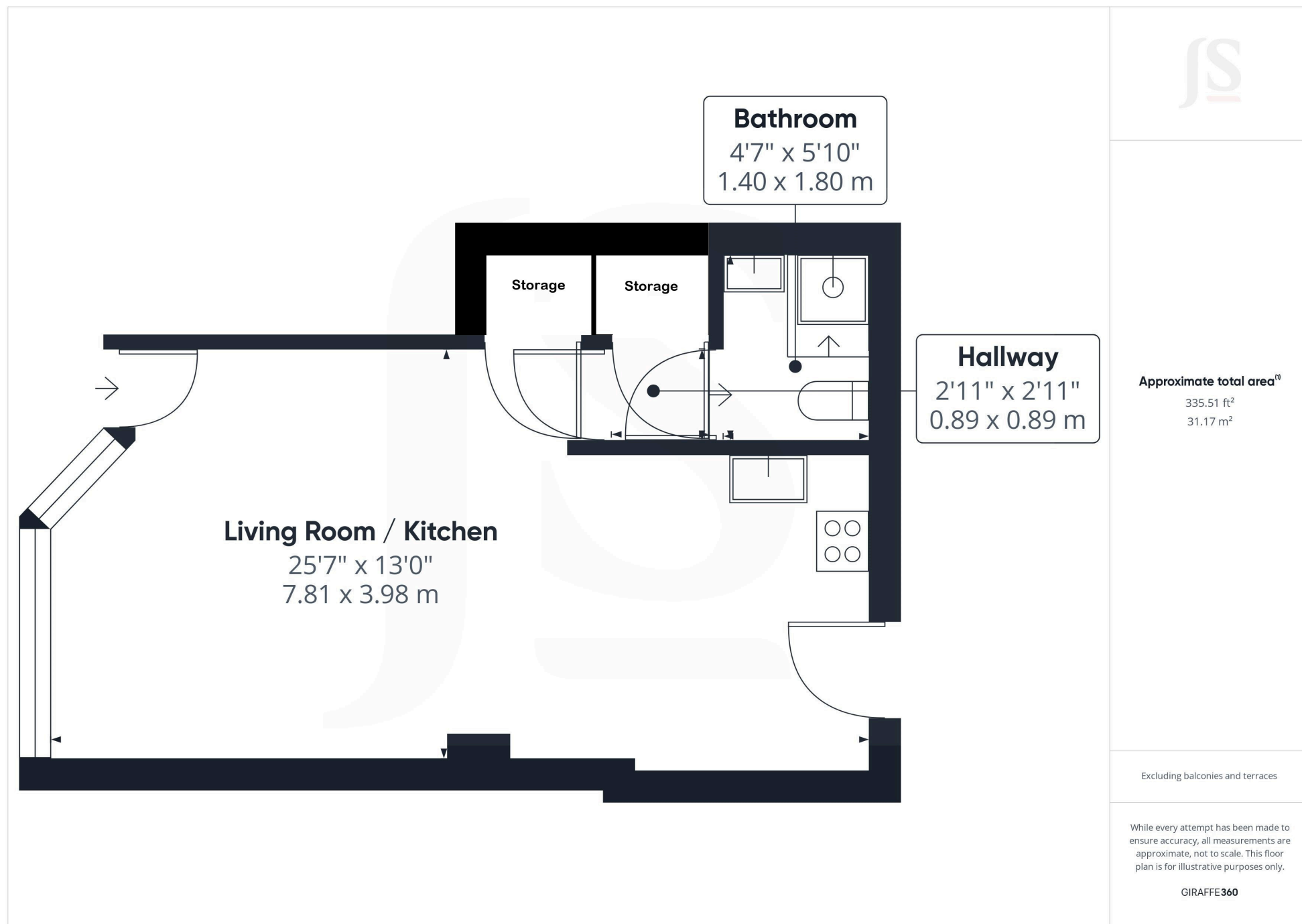
SHOWER ROOM Comprising shower cubicle being fully tiled having a wall mounted Aquatronic electric shower, low flush wc, pedestal hand wash basin, wall mounted electric heater, extractor fan.

### EXTERNAL

COURTYARD REAR GARDEN Paved area being wall and fence enclosed, gate to rear access.

### LOCATION

Situated just off of the A259 coast road in Southwick with local shops near by. Fishersgate station can be found within 200 yards. Access to Southwick locks are a short walk away providing a direct rout onto the beach. More comprehensive shopping facilities, amenities and train stations can be found in either Boundary Road, Portslade or Southwick Square, Southwick, to the East and West respectively.



## Property Details:

Floor area (as quoted by EPC: 377 sqft)

Tenure: Freehold

Council tax band: A

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.