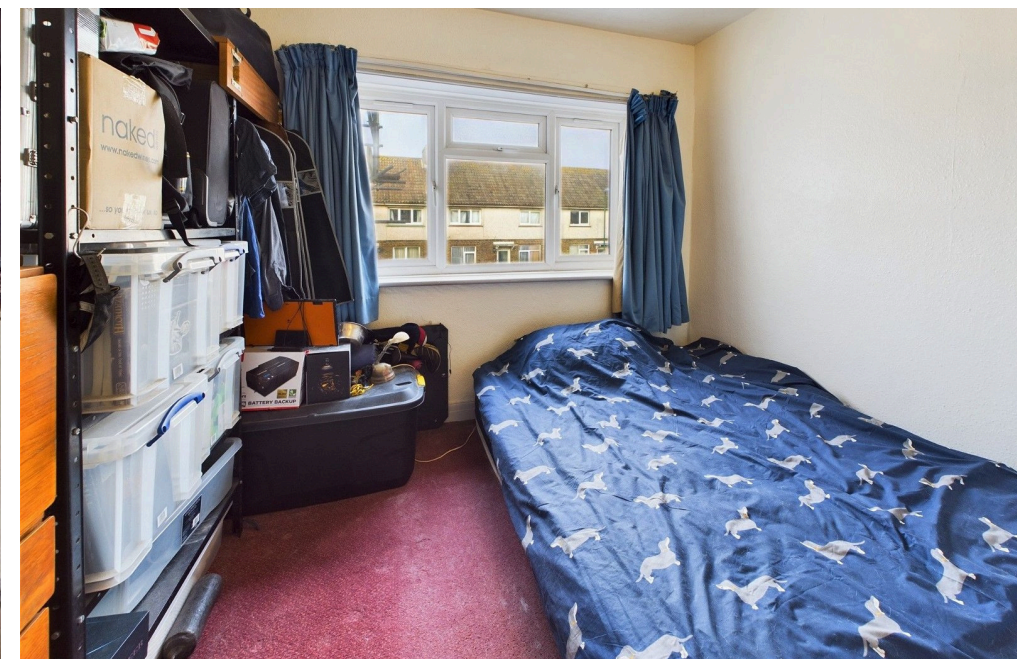




St Aubyns Road | Fishersgate, Southwick | BN41 1PE

Guide Price £150,000



We are delighted to offer for sale this spacious double bedroom first floor flat situated in this convenient residential location.

Property details: St Aubyns Road | Fishersgate, Southwick | BN41 1PE

Key Features

- Spacious Lounge
- Double Bedroom
- Pvcu Double Glazed Windows
- Situated On Level Ground
- Separate Kitchen
- Good Investment Or First Time Buy



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door leading to stairs up to:-

FIRST FLOOR

LANDING Comprising loft hatch access, wall mounted Dimplex electric storage heater.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed window, wall mounted Dimplex electric storage heater, dado rail.

DOUBLE BEDROOM North aspect. Comprising pvcu double glazed window, wall mounted Dimplex storage heater.

KITCHEN North aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, space for oven/cooker, space for fridge/freezer, part tiled splashbacks.

SHOWER ROOM South aspect. Comprising shower cubicle being fully tiled having a wall mounted electric Mira shower, pedestal hand wash basin, low flush wc, part tiled walls, obscure glass pvcu double glazed window with fitted roller blind.

TENURE

LEASEHOLD

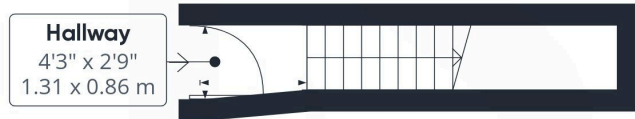
Lease: 99 years remaining

Maintenance: Approximately £1500 per annum

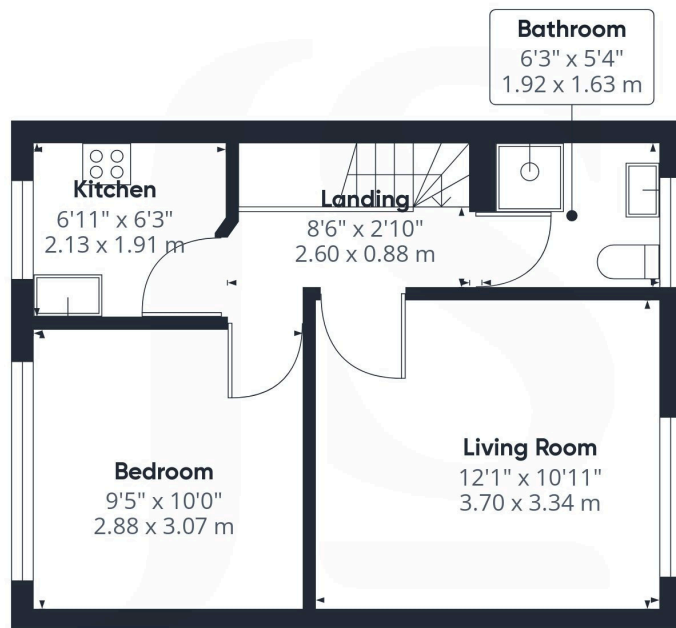
Ground Rent: Approximately £100 per annum

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.



Floor 0



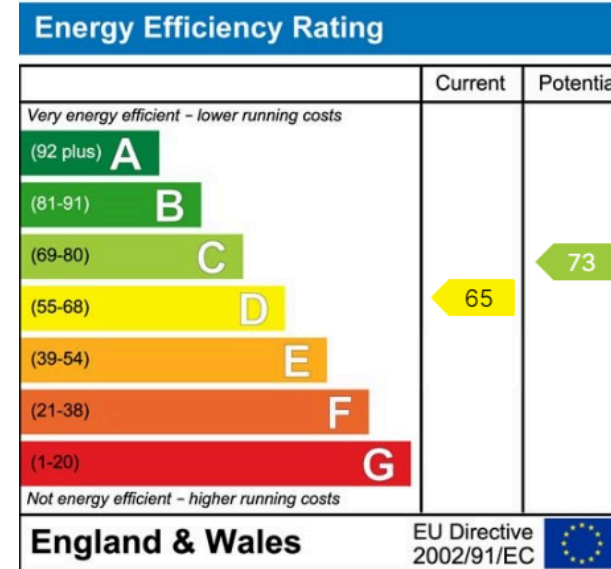
Floor 1

Approximate total area¹⁾
378.28 ft²
35.14 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 366 sqft)

Tenure: Leasehold

Council tax band: B

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.