



Victoria Road | Southwick | BN42 4DJ

Guide Price £250,000







We are delighted to offer for sale this beautifully presented double bedroom first floor flat forming part of this charming semi detached property.





## Key Features

- Walking Distance To Southwick Green And Local Shops
- Southwick Station Is Within A Short Walk
- Modern Spacious Kitchen
- Modern Shower Room
- Spacious Lounge
- Vendor Suited
- Period Property
- Inspection Is A Must



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Front door through:-

COMMUNAL ENTRANCE Private front door leading to stairs up to:-

FIRST FLOOR LANDING Comprising radiator, recessed storage space, cupboard housing electric meter.

SPACIOUS LOUNGE South/East aspect. Comprising pvcu double glazed sash bay window, further pvcu double glazed sash window, both with fitted shutter blinds. Coal effect gas fire with attractive granite surround and hearth, coving, radiator, recessed shelving with cupboards under, dado rail.

DOUBLE BEDROOM North/West aspect. Comprising original sash window, radiator, coving, fitted wardrobe with hanging rail and shelving and further cupboard over, recessed space into chimney breast.

MODERN SHOWER ROOM North/East aspect. Comprising obscure glass pvcu double glazed window, extractor fan, shower cubicle being fully tiled having an integrated shower with shower attachment, wall mounted heated towel rail, contemporary hand wash basin with vanity unit below, low flush wc, tiled flooring, fully tiled walls, sunken spotlights.

MODERN KITCHEN/BREAKFAST ROOM North/West aspect. Comprising original sash window, coving, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring Bosch electric hob with oven below and extractor fan over, provision for washing machine, space for washer/dryer, inset stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, matching cupboard housing wall mounted combination Worcester boiler, space for fridge/freezer, tiled flooring, radiator.

### TENURE

Leasehold

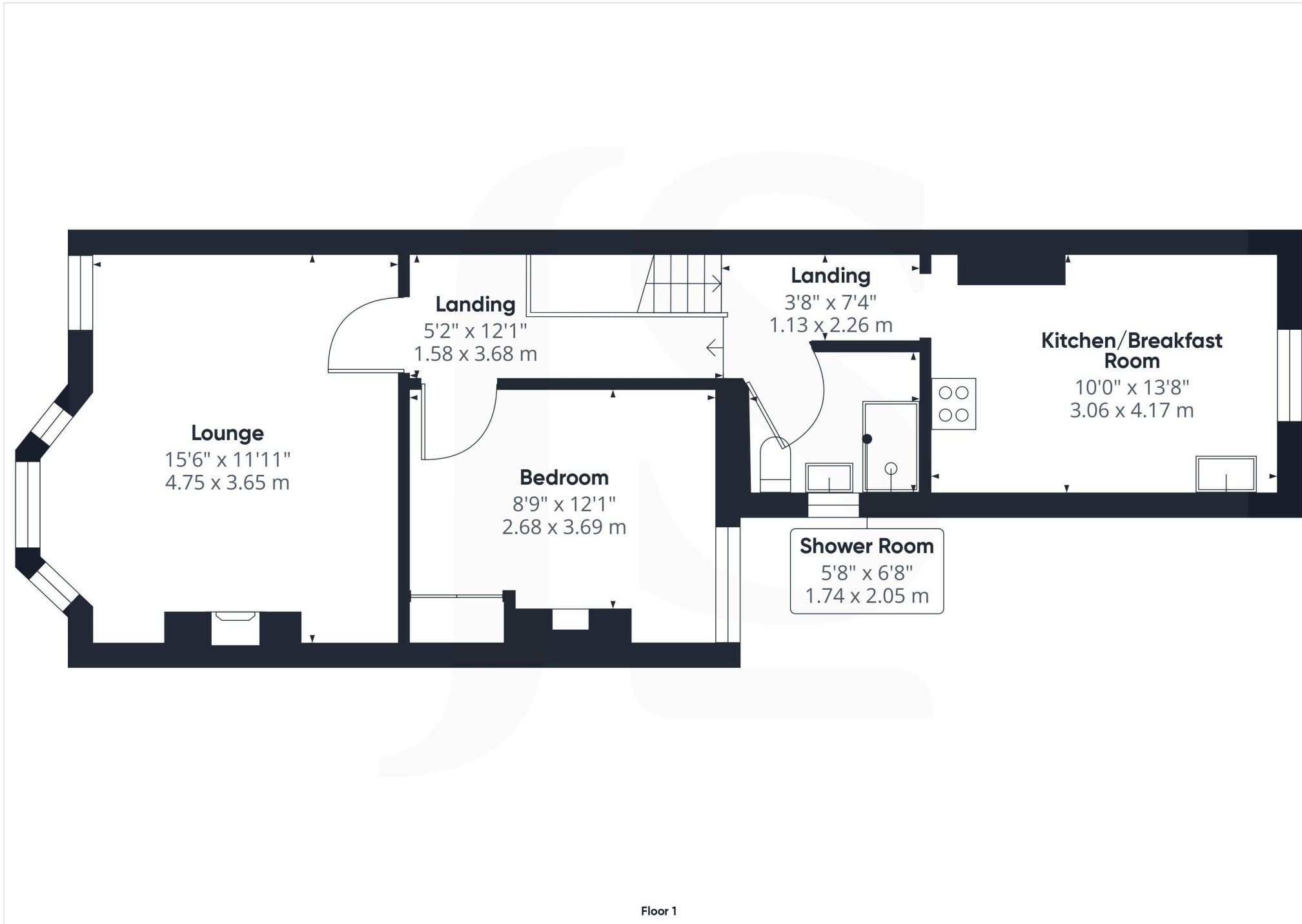
LEASE: Approximately 112 years remaining

MAINTENANCE: Approximately £780 per annum

GROUND RENT: Approximately £150 per annum

### LOCATION

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.



## Property Details:

Floor area (as quoted by EPC: TBC sqft)

Tenure: Leasehold

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.