

6 Southview Road  
Southwick  
Brighton  
BN42 4TU

FOR  
SALE



## TWO BEDROOM TERRACED COTTAGE ADJACENT SOUTHWICK GREEN

OFFERS IN THE REGION OF  
**£300,000 FREEHOLD**

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Residential Sales & Lettings

Occupying a popular residential location at Southwick between the Old Shoreham Road (A270) and Southwick Green, readily accessible to the Holmbush Shopping Centre, local schools, shopping facilities at Southwick Square, the railway station and bus services to Brighton & Hove City Centre.

A terraced bay fronted property having yellow brick elevations under a tiled roof.

The accommodation comprises 2 bedrooms, bathroom, lounge, dining room, galley kitchenette, has uPVC double-glazed windows, night storage radiators, a rear garden and now requires modernisation and redecoration.

Arranged more particularly as follows:

### FIRST FLOOR

#### LANDING:

Dimplex night storage heater, access to roof space.

#### BEDROOM 1:



12'6 x 12'6 (3.81m x 3.81m) Built in wardrobe cupboard, uPVC double-glazed windows, note this room has been separated to currently form two rooms, door through to bedroom 3?

#### BEDROOM 2:



10' x 8'6 (3.04m x 2.59m) Period cast iron fireplace surround, airing cupboard with pre-insulated fornic tank with immersion heater, uPVC double-glazed window.

#### BATHROOM:



White suite comprising panelled bath, low-level WC, pedestal wash basin, uPVC double-glazed window, wall mounted electric fan heater.

## GROUND FLOOR

uPVC double-glazed door giving access to:

### ENTRANCE HALL:

Under stairs storage cupboard with meters, glazed door to:

### SITTING ROOM:



13'6 into bay 9'9 (4.11m x 2.97m) Fireplace surround, TV aerial point, uPVC double-glazed windows

### DINING ROOM:



11' x 10'3 (3.35m x 3.12m) Fireplace surround with Dimplex electric night storage heater, door to walk-in larder, further door to:

### GALLEY KITCHEN:



11'3 x 4'3 maximum measurement (3.42m x 1.29m) Stainless steel sink unit with cupboards under, further floor unit with cupboard and drawers, work surface, electric cooker panel, uPVC window, uPVC double-glazed door giving access to:

## OUTSIDE

### REAR GARDEN:

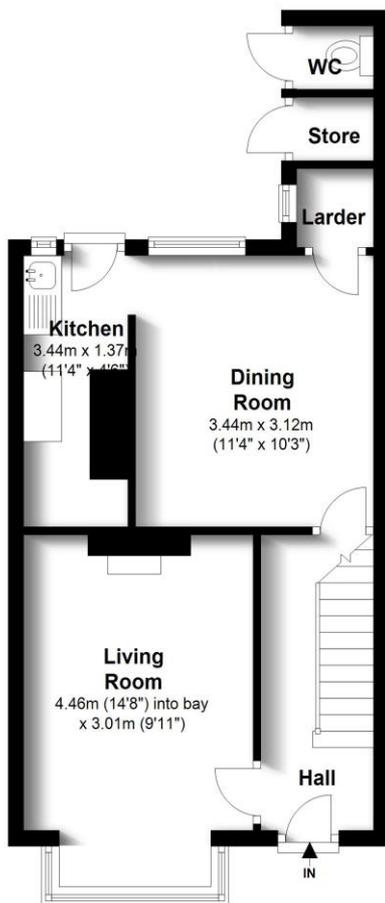


Brick built garden store, outside WC with high-level cistern, paved area, timber garden shed, fire escape access to properties either side.

All measurements are taken to the nearest 3 inches (7.6cm)  
**VIEWING THROUGH VENDORS AGENTS**  
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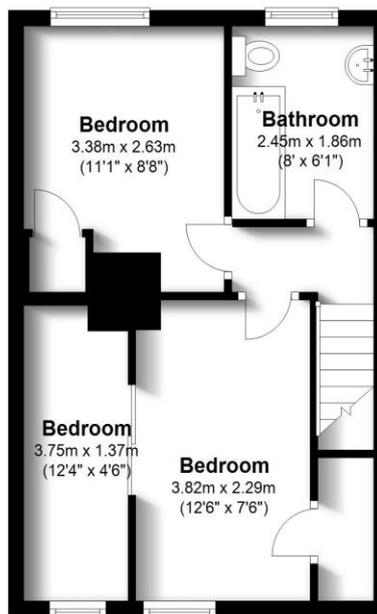
### Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
 Plan produced using PlanUp.

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