



First Floor Flat, 33, Victoria Road, Southwick, Brighton BN42 4DJ

**Spencer
& Leigh**

First Floor Flat, 33, Victoria Road,
Southwick, Brighton BN42 4DJ

Offers In Excess Of £199,950 - Leasehold

- Stunning first floor flat
- One double bedroom
- 15' Lounge/dining room
- 13' Kitchen with modern high gloss units
- Beautiful bathroom with large walk in shower
- Converted Victorian building
- Excellent condition throughout
- Long lease
- No onward chain
- Easy access to Southwick Square & Railway station

Presented in excellent condition and situated just off the popular Southwick Green is this first floor converted flat forming part of this Victorian period building. The spacious accommodation boasts a private front door with stairs rising to the first floor hallway. The impressive lounge measures a generous 15' with feature bay and sash window having an easterly aspect. The beautiful 13' kitchen is well equipped with smart and stylish white high gloss units and integrated stainless steel appliances with space & plumbing for a washing machine, dishwasher and upright fridge/freezer. There is a 12' bedroom with sash window overlooking the rear garden having a westerly aspect with space for a double bed, chest of drawers and wardrobe cupboards. WE LOVE the modern fitted bathroom suite with it's contemporary suite and modern feel. Internally the property has undergone much improvement in recent years. Further benefits well worthy of mention include no onward chain, a good length lease and low outgoings. Internal inspection is highly recommended to appreciate this wonderful apartment!



Being a sought after location on this tree lined road, close to the Holmbush Shopping Centre with Next, Tesco & M&S. Links in and out of the city are close by with Southwick Train Station less than a mile away and bus stops located at each end of the road by the coast road or by Southwick Green.



Private entrance

Stairs rising to first floor

Lounge/dining room
15'6 x 14'5

Kitchen
13'6 x 9'9

Bedroom
12'10 x 9'9

Bathroom



Start at Spencer & Leigh - 10 South Street,
Portslade, Brighton BN41 2LE

Head north on South Street toward High
Street

Turn left at the 1st cross street onto High
Street

Turn left onto Mile Oak Road

Continue onto Southwick Street

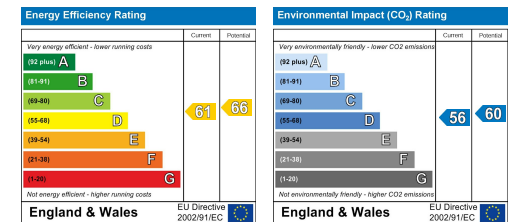
Turn right onto Roman Crescent

Turn left onto The Green/B2167

Turn right onto Park Lane

Turn left onto Victoria Road

Arrive: 33 Victoria Road, Southwick, Brighton
BN42 4DH



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.

t: 01273 565566

w: www.spencerandleigh.co.uk

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TOTAL APPROX. FLOOR AREA 53.8 SQ.M. (579 SQ.FT.)
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