

309 ALBION STREET
SOUTHWICK, BN42 4AT

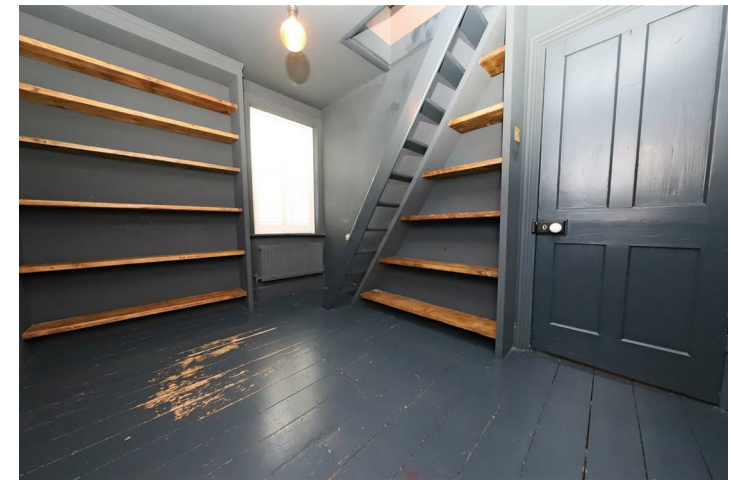
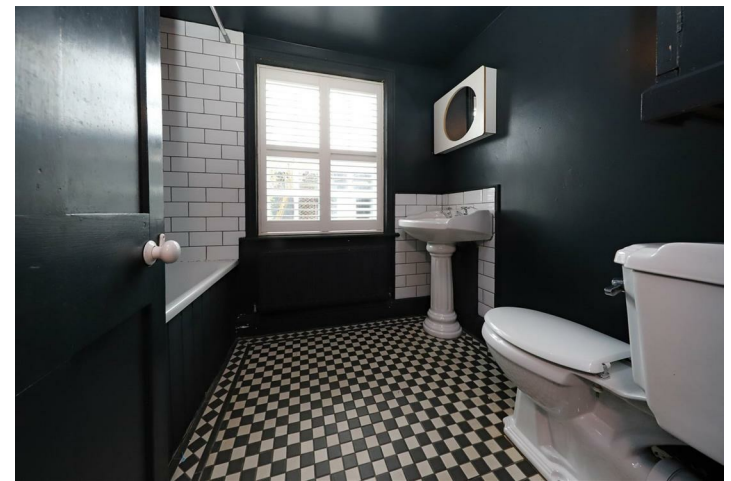
£425,000
FREEHOLD

Recently back to market! Guide Price £425,000 - £450,000. Superb opportunity to acquire a former Coastguard's Cottage brimming with character, conveniently located in a tucked away position just off of the coast road in Southwick. This end of terrace property benefits from plenty of period features including; wood burning stove, sash windows and original fireplace. The layout comprises south facing bay fronted living room, kitchen, bathroom, three bedrooms and additional loft room which could provide further flexibility. Outside you will find a low maintenance rear garden and the added bonus of no onward chain.

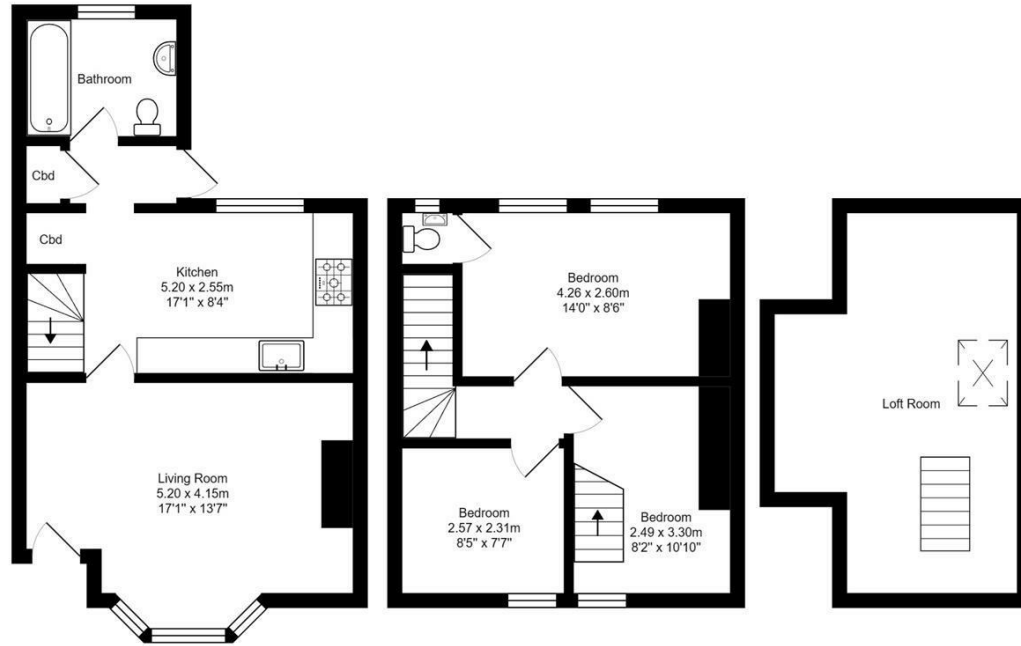
The location speaks for itself, tucked away from the coast road, moments from Southwick green and Southwick square which has a real sense of community with its many local shops, cafe's and pubs. Southwick railway station is at the end of the road and Portslade station is only a five minute drive, ideal for commuters.

**Nicholas
James**

SALES LETTINGS AUCTIONS







309 Albion Street
 Total Area: 90.3 m² ... 972 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		55	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS