



## 21A SUMMERSDEANE

### BRIGHTON, BN42 4QU

Guide Price £210,000 - £225,000. Superb first floor apartment with private south facing garden. This fantastic property benefits from its own street entrance, good sized rooms and well presented accommodation comprising; double bedroom, bathroom, south facing lounge diner and separate kitchen. There is plenty of natural light throughout and a nice layout with ground floor entrance with stairs to the first floor hallway creating a real sense of space throughout. The delightful rear garden is a generous size, part lawn and part paved providing a great spot for table and chairs to enjoy all day sun. Additional benefits include far reaching roof top views towards the sea and plenty of storage space with understairs storage area and good sized concrete shed. The side garden (separate to the rear section) offers potential to create off street parking, subject to necessary consents.

Southdown Road and Southwick Square both offer a wide variety of local shops, cafes and amenities, including the recently opened 'The Flour Pot Bakery'. Downland walks are moments away whilst The Holmbush Centre with its Next, Tesco and Marks and Spencer superstores is within easy reach. Shops, cafes and restaurants of Shoreham Village are all nearby. The A270 Old Shoreham Road and Southwick train station provide convenient links to surrounding areas.

# Nicholas James

SALES LETTINGS AUCTIONS









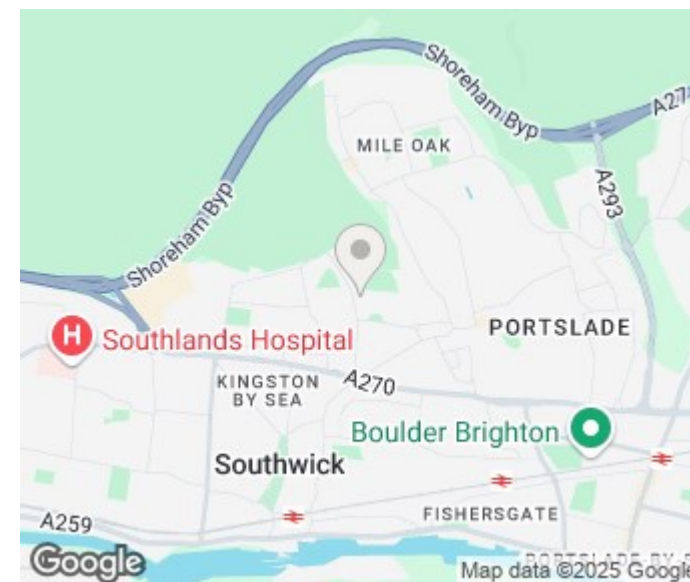




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Total Area: 46.7 m<sup>2</sup> ... 502 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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