

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



53 The Green

Southwick, Brighton, BN42 4FY

Offers In Excess Of £400,000

A spacious and unique two double bedroom, two bathroom first floor apartment measuring 982 sq ft / 91 sq mtrs overlooking Southwick Green with its own private entrance and courtyard garden, offered for sale with its Share of the Freehold and long lease.

Entering through the courtyard garden, a covered entrance opens into an entrance vestibule with stairs that rise to a first floor galleried landing that is streamed with natural light and boasts a beamed and pitched ceiling.

At the front of the apartment is the lounge / dining room with its dual aspect overlooking Southwick Green opposite and an arts and crafts brick fireplace. Sitting at the rear is the kitchen / breakfast room that boasts fitted storage to three walls whilst a porcelain sink sits beneath a window. Integrated appliances include washing machine, tumble dryer, dishwasher and a 6 ring gas range with extractor above, space for an American style fridge / freezer and breakfast bar with storage to one side. Cupboard housing the boiler and access to an area of loft space.

There are two double bedrooms, the main bedroom overlooks the rear and has floor to ceiling wardrobes to one wall, whilst the door leads through to an ensuite Shower / WC, whilst the second has a pair of leaded light double glazed windows either side of the chimney breast in addition to a leaded light window to the front and a further high-level window.

A modern bathroom has an open-ended oval bath with a separate walk-in shower, WC, wash basin and opaque leaded light double glazed windows allow an abundance of light into this beautifully tiled bathroom.

- Two Double Bedroom First Floor Apartment
- Modern Bathroom / W.C. and En-Suite Shower / W.C.
- Fitted Kitchen with Integrated Appliances
- Dual Aspect Lounge / Dining Room
- Views Over Southwick Green
- Moments Walk of Southwick Station
- Long Lease & Share of Freehold
- Courtyard Garden
- Council Tax Band C
- EPC Rating

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



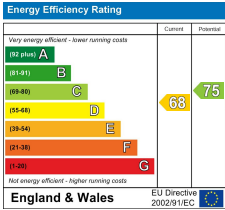
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray