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## 16 Southdown Road

Brighton, BN41 2HN

£325,000

Southdown Road is a quiet residential street in North Portside, well regarded for its peaceful surroundings and family-friendly community. The area offers an excellent choice of local schools, including Peter Gladwin Primary and PACA, along with nearby convenience shops and regular bus services into Brighton and Hove. For larger retail needs, the Holmbush Centre is only a short drive away. The location also provides quick access to the A27, making it ideal for commuters, while the South Downs National Park sits just to the north, perfect for walking, cycling and enjoying the Sussex countryside.

The property is entered via a front door into the entrance hall. To the rear of the house is the kitchen, which enjoys views over the garden and provides direct access outside. From the hall there is also access to a dual-aspect lounge/dining room, featuring patio doors opening onto the rear garden, creating a bright and versatile living space.

The first floor comprises three bedrooms, a bathroom and separate WC, along with access to the loft. The property benefits from double-glazed windows throughout and gas central heating, although it now needs general modernisation.

To the rear, the garden features a paved patio with steps leading down to a further paved area, complemented by a variety of mature trees and shrubs, a shed, and gated side access.

- Semi Detached Home in Need of Modernisation
- Three Bedrooms
- Through Lounge / Dining Room
- Bathroom / W.C.
- Kitchen
- Front and Rear Gardens
- No Onward Chain
- Immediate Vacant Possession
- Sole Agents

### 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.



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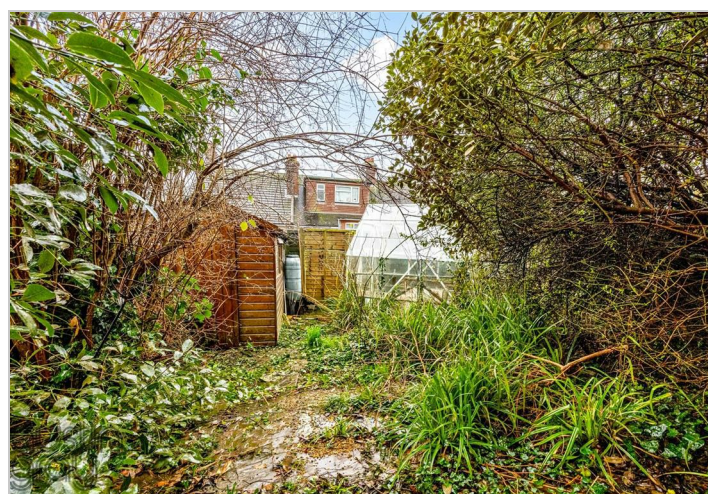
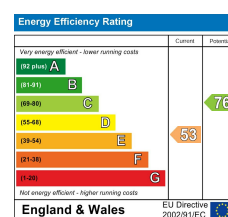
## Floor Plan



## Area Map



### Energy Efficiency Graph



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