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C



Description

Robert Luff & Co are excited to offer this incredibly spacious and very well presented, two double bedroom top (first) floor apartment, conveniently located in Southwick - within walking distance of Southwick Square, quintessential cricket green and station. The generous accommodation briefly comprises: Entrance hall, modern fitted kitchen, South facing lounge/dining room with South facing balcony, inner hall, two double bedrooms and contemporary shower room. Further benefits include two large, lock-up storage cupboards, gas central heating, double glazing and low outgoings. **VIEWING ESSENTIAL!!**

Key Features

- Incredibly Spacious Top Floor Flat
- Two Double Bedrooms
- Two Storage Lock Ups
- Southwick Square & Railway Station Within 0.75 Miles
- EPC: C
- Private South Facing Balcony
- Generous Lounge/Dining Room
- Modern Kitchen & Bathroom
- Great Condition Throughout
- Council Tax Band: B



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Communal Entrance Hall

Stairs to first floor landing with lock up cupboard.

Personal Front Door

To:

Entrance Hall

Cupboard housing electrical consumer unit.

Kitchen

3.30m x 2.46m (10'10" x 8'1")

Double glazed window. Range of fitted wall & base level units, fitted worksurfaces, stainless steel single drainer sink unit with mixer tap, fitted electric oven, gas hob & extractor hood, cupboard housing combination boiler, space & plumbing for washing machine, radiator.

Lounge/Dining Room

4.88m x 4.22m (16' x 13'10")

Double glazed window to front with Southerly views, radiator, door to:

Balcony

Southerly views.

Bedroom One

4.09m x 3.05m (13'5" x 10')

Double glazed window to front with Southerly views, built in wardrobe, radiator.

Bedroom Two

3.68m x 2.74m (12'1" x 9')

Double glazed window to rear, radiator.

Shower Room

Double glazed window to rear. Suite comprising: Shower enclosure, close coupled WC, wash hand basin with cupboard under, part tiled walls, ladder radiator.

Outside

Communal drying area & additional lock up storage unit.

Outgoings

Lease: Approx 86 years remaining.

Ground Rent: £10 PA

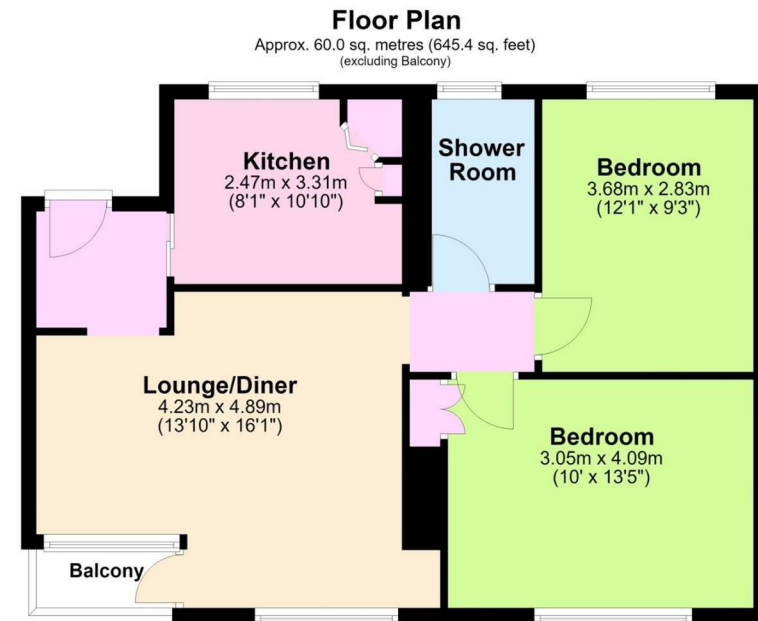
Service Charge: £1034

Note

Some images have been enhanced using AI



Floor Plan Holmbush Way



Total area: approx. 60.0 sq. metres (645.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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