



285, Old Shoreham Road, Southwick, BN42 4LP

Spencer  
& Leigh



285, Old Shoreham Road,  
Southwick, BN42 4LP

£1,695 PCM -

- Detached family home
- Five bedrooms
- Neutrally decorated throughout
- 21' Lounge with dual aspect
- Modern fitted kitchen
- Family bathroom & separate shower room
- Rear garden measuring approx. 54'
- Private driveway at rear
- Available immediately, unfurnished
- Viewing recommended

HMO's WELCOME AT AN INCREASED RENT OF £2,500PCM. Having been neutrally decorated throughout and boasting spacious accommodation is this lovely detached family home. The accommodation comprises a 21' lounge with a dual aspect, a modern fitted kitchen, a good size family bathroom and separate shower room, five bedrooms allowing for a truly versatile layout. The rear garden measures approx. 54 in length and is mainly laid to lawn with fenced and shrub borders. Parking is provided by a private driveway at the rear. This deceptive property is available immediately on an unfurnished and long term basis. Viewing is highly recommended!



Popular location with easy access to local road networks and buses to and from the City Centre. Local shops are within easy walking distance with both Sainsburys' and Tesco's being a five minute drive in either direction. Fishergate Train station is less than a 10 minute walk and Eastbrook Primary School is just 0.3 miles away.



Entrance Porch

Entrance Hall - being L shaped

Lounge  
20'10 x 12'

Kitchen  
9'5 x 8'10

Ground floor bathroom  
10'2 x 6'2

Bedroom  
12 x 11'11

Bedroom  
10'2 x 9'5

Stairs to First Floor

First Floor Landing

Bedroom  
7'11 x 6'6

Bedroom  
16'6 x 7'8

Bedroom  
14'3 x 11'7

Shower Room

Outside

Rear Garden  
54' approx

Private drive at rear

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
10 South Street, Portslade, BN41 2LE

Head south on South Street toward  
Manor Road

Continue onto Locks Hill

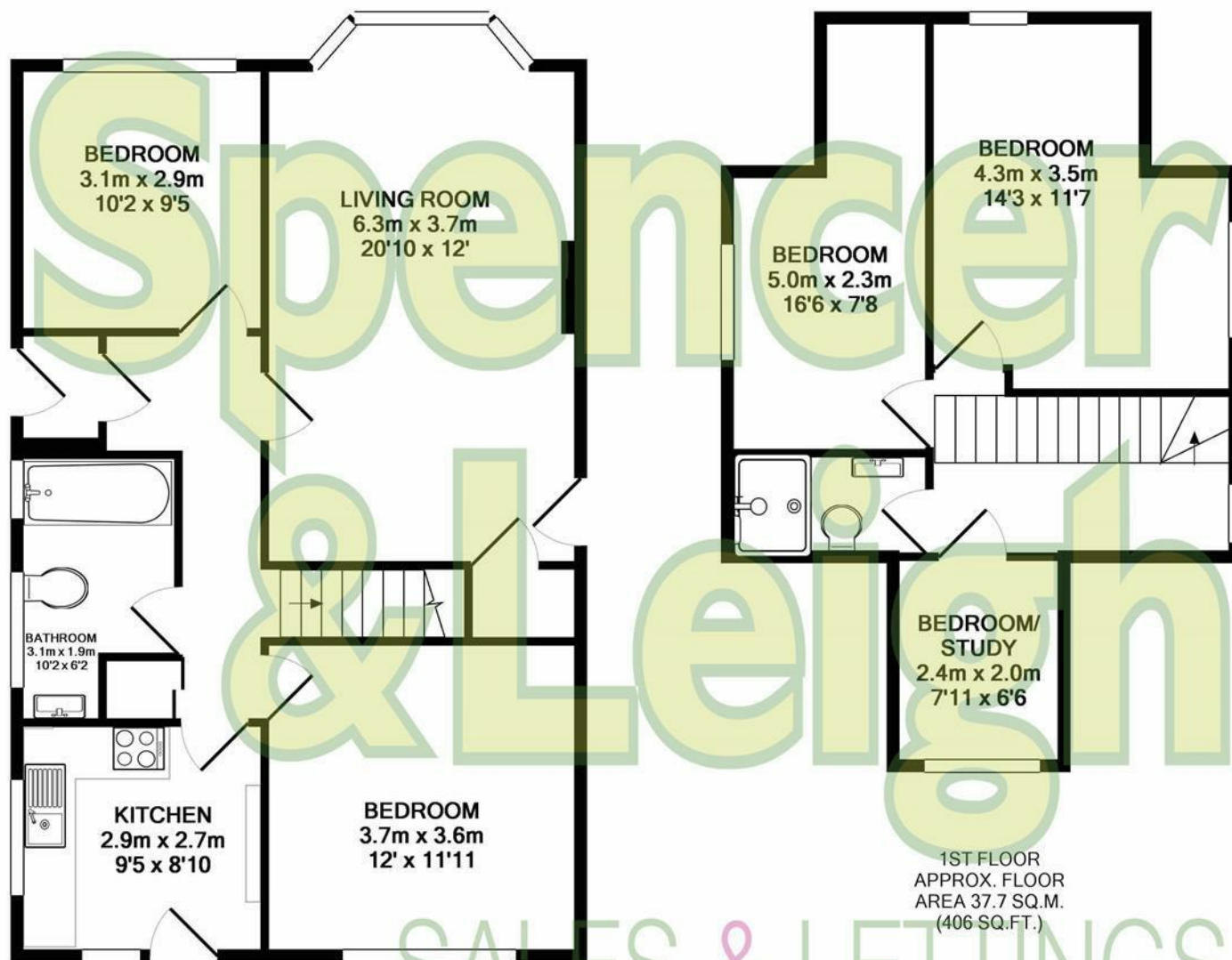
Turn right onto Old Shoreham  
Road/A270

Destination will be on the right

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

Spencer  
& Leigh





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 68.0 SQ.M.  
(732 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 105.7 SQ.M. (1138 SQ.FT.)**

Made with Metropix ©2016