



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

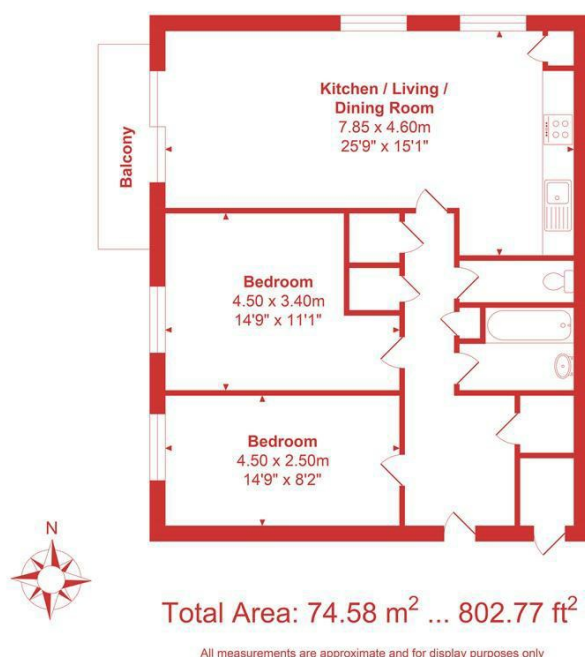
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- Spacious Two Bedroom Top Floor Flat
- Two Large Double Bedrooms
- Passenger Lift
- Excellent Storage
- West Facing Balcony With Stunning Views
- Modern Kitchen
- Walking Distance To Southwick Train Station
- Double Aspect Living Space With Amazing Views

Whiterock Place, Southwick, Brighton

Price: £260,000 Leasehold



Welcome to this exceptional top-floor purpose-built flat, ideally located in the charming area of Southwick. As you step inside, you are greeted by a spacious hallway featuring ample storage cupboards, providing convenience for everyday living.

To your left, you'll find two generously sized double bedrooms, both offering fantastic views that create a serene atmosphere. The well-appointed bathroom is conveniently situated opposite.

Towards the rear of the apartment, you will find additional storage space before the open-plan kitchen and living area. This double-aspect space is filled with natural light and boasts stunning views, making it the perfect spot to unwind or entertain. From the living area, you can step outside to the west-facing balcony and enjoy beautiful sunsets.

Situated just a short walk from Southwick Station and with excellent bus routes into Brighton, this flat offers the ideal blend of tranquility and accessibility.

Lease - 92 Years
Service Charge - £1,000 Per Year
Ground Rent - £10 Per Year

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
England & Wales		EU Directive 2002/91/EC