



St Aubyns Road

Fishersgate

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This charming three-bedroom terraced home, offered chain-free, presents an excellent opportunity for those looking to add their own personal touch.

Well-maintained throughout, the property offers a solid foundation, with potential for modernisation and creative updates.

Internally, the house comprises two spacious double bedrooms, one single bedroom, and a welcoming living space. The versatile layout offers room for growth, with potential to extend into the loft space (subject to the necessary planning permissions).

Located just off the A259 Coast Road in Southwick, the property benefits from its proximity to a range of local amenities. Local shops are just a few minutes' walk away, providing everyday convenience, while the popular Southwick Locks are a short stroll from the door, giving direct access to the beach.

For more extensive shopping and services, both Boundary Road in Portslade and Southwick Square are within easy reach to the east and west respectively. Excellent transport links are also available, with Fishergate train station close by, ensuring swift connections to nearby areas.

This is a fantastic opportunity for those seeking a well-positioned home with the potential to make it truly their own. Viewing is highly recommended!

➤ *Guide Price* £300,000-£325,000

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TOTAL FLOOR AREA:
FLOOR PLAN TO FOLLOW





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