



Cardigan Villas, Southwick Green, West Sussex BN42 4GG
Guide Price £400,000

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The Property & Area

This exceptional three-bedroom maisonette is set across the first and second floors of a stunning Victorian semi-detached building, exuding character and charm with its attractive period features. Perfectly positioned overlooking Southwick Green, the property offers a unique opportunity to enjoy spacious living in a sought-after location.

The maisonette is accessed via a communal entrance, leading to a welcoming hallway with stairs leading to the first floor and the door to flat 4. The first floor features two well-proportioned bedrooms, ideal for family living or accommodating guests or if you need a home office, as well as a modern family bathroom equipped with contemporary fittings. The spacious lounge, also on this level, boasts a beautiful bay window that floods the room with natural light while offering uninterrupted views of Southwick Green.

To the rear of the first floor is the kitchen breakfast room which is both stylish and practical, featuring ample storage and workspace. A door from the kitchen leads directly to steps descending into the rear garden. This outdoor space is a true highlight of the property, with its tranquil setting, timber summer house, and ample room for alfresco dining or gardening enthusiasts.

The principal bedroom occupies the second floor, providing a peaceful retreat with its own modern shower room on this floor and generous storage. The layout is thoughtfully designed to maximise both space and privacy, making it ideal for a variety of lifestyles.

Additional benefits of this property include a share of the freehold with a long lease, and maintenance arranged on an as-and-when basis, providing new owners with flexibility and peace of mind. The maisonette is in excellent condition throughout, requiring no immediate work and allowing for easy move-in.

Location is another standout feature of this home. Situated just around the corner from Southwick Square, you'll find an array of local shops, cafes, and amenities at your doorstep including the new Flour Pot Bakery & Little Waitrose. The mainline railway station is also within close proximity, providing convenient transport links to Brighton, London, and beyond. For those who enjoy outdoor activities, Southwick Green offers plenty of open space for walking, picnics, or sports.

This property seamlessly blends period charm with modern conveniences, making it a rare find in a highly desirable area. Whether you're a family, a professional couple, or looking to downsize without compromising on space, this maisonette offers a lifestyle of comfort and convenience. For more information or to arrange a viewing please get in touch with the Shoreham Office on 01273 661 577.

Material Information

Tenure - Leasehold with Share of Freehold

Lease Length - 999 Years from November 2013

Ground Rent - Peppercorn

Maintenance - On an as and when basis 50 /50 split with flat downstairs

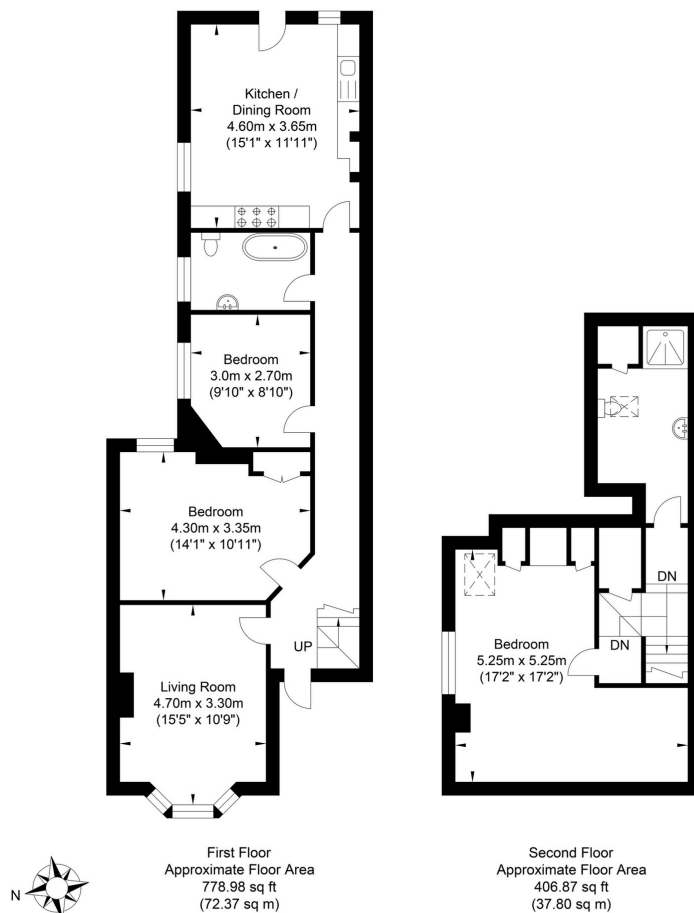
Buildings Insurance Cost - 2025 - £990pa split 50 / 50 with GF Flat £495 per flat

Council Tax Band - C



Floorplan

Cardigan Villas, Southwick



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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