



**96 CROSS ROAD**  
**SOUTHWICK, BN42 4HJ**

**£1,100 PCM**

Superb ground floor one bedroom apartment with private rear patio. The accommodation comprises; south facing bay front living room, double bedroom, kitchen, three piece bathroom suite and private rear patio. Further benefits include gas central heating and fully double glazed throughout.

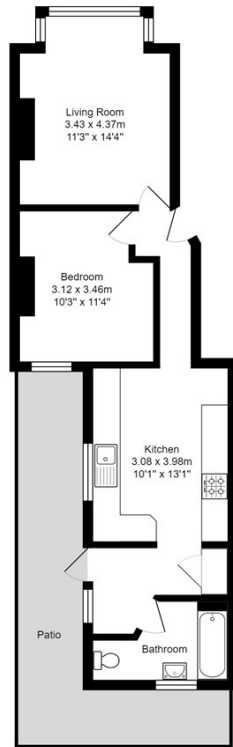
Located on Cross Road the property is perfectly situated being within easy reach of Holmbush centre, Southwick green and the a27, providing easy access for travel across East and West Sussex.

**Nicholas  
James**

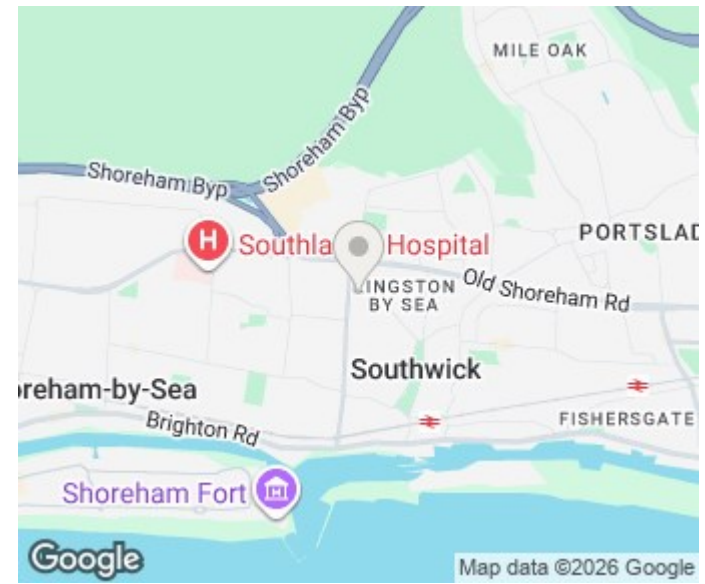
SALES LETTINGS AUCTIONS







Cross Road, Southwick  
 Total Area: 50.2 m<sup>2</sup> ... 540 ft<sup>2</sup> (excluding patio)  
 All measurements are approximate and for display purposes only.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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